



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us

Case No.	<u>PW2011-0754</u>
Receipt No.	<u>R01185153</u>
Fee \$	<u>3,484.43</u>
Date Paid	<u>9/17/21</u>

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Darren Bolton Phone 951-704-5503

2. Contact's Address 4695 MacArthur Ct 8th Floor Newport Beach, Ca 92660
City/State/Zip

5. Contact's E-mail dbolton@taylormorrison.com

3. Developer Name Taylor Morrison Phone _____
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 4695 MacArthur Ct 8th Floor Newport Beach, Ca 92660
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
1001054052 PA1 27971-2 Street Improvements (Sidewalk , Handicap Ramps, Drive Approaches, Curb & Gutter , Asphalt Pavement , Street Signs and Striping

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Daren Bolton  9-8-21
Print Name and Sign – Contact/Applicant Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Darren Bolton  9-8-21
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.
- Remove and replace concrete and AC as needed where lifting.
 - Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
 - Provide Type II slurry coat for all road surfaces.
 - Restore/Verify pavement striping/markings.
 - Restore/Verify blue dots and signage as needed.
 - Clean and camera sewer. Provide report and video copy of camera survey.
 - Provide all final geotechnical reports.
 - Provide Engineers' certification for line and grade within Right-of-Way.
 - Provide Landscape Architects Certification as required.

Darren Bolton



Print Name and Sign – Contact/Applicant

9-8-21

Date



Punch List

Project Name: Street Improvements

Tract No. 27971-2

	PW2021-0754	Bond No. 1001054052	
Inspected By: Jason Craghead		Page: 1 of 1	Date: 12/9/2021
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	Asphalt showing multiple stress cracks, repair per City detail		
2	Stop bar and legends shall be thermoplastic striping		
3	Sevilla Way & Enzo CT. S/E ADA rams exceeds ADA standards		
4	Olivewood & Montemerano CT. Ramps exceed standard percentages		
5	Sevilla & Montemerano CT. intersection all ADA ramps exceed ADA percentages		
6	Sevilla & Sanoma, intersection ADA ramps exceeds standard percentages		
7	Sevilla & Amedeo, ADA ramps exceed percentages		

*ALL
Complete
Jason Craghead
10/25/22*



Bond No. 0827482
Premium \$ 256.00

SUBDIVISION MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, RSI Communities-California LLC as Principal, and Harco National Insurance Company a corporation duly organized and by the virtue of the laws of the State of Illinois and authorized to become sole surety on bonds in the State of California, as Surety, are held and firmly bound unto the City of Beaumont, hereinafter called the Obligee, in the just and penal sum of Seventy Three Thousand One Hundred Fifty Four & 58/100 Dollars (\$ 73,154.58), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

TR 27971-2 Street Improvements

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of 1 year(s) from the date of acceptance of the work by the Obligee to expire November 7, 2023
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 9th day of November, 2022.

RSI Communities-California LLC

By: [Signature] Principal

Harco National Insurance Company

By: [Signature] Attorney-in-Fact
Martha Barreras



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On November 10, 2022 before me, Crystal Villalobos, Notary Public
(insert name and title of the officer)

personally appeared Sean Doyle,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

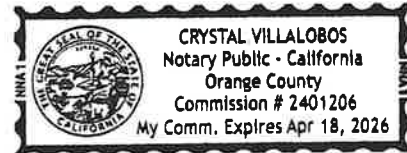
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On NOV 09 2022 before me, Gina L. Garner, Notary Public
(Here insert name and title of the officer)

personally appeared Martha Barreras,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) is/are subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by
~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
 the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Gina L. Garner

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # 0827482

Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

JANINA MONROE, PAUL BOUCHER, MICHELLE HAASE, MARTHA BARRERAS

Irvine, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, November 09, 2022

Irene Martins, Assistant Secretary

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN**
(Tract Map/Parcel Map/Plot Plan No. 27971-2)

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT (“CITY”) and RSI Communities - California LLC, a Delaware limited liability company (“DEVELOPER”).

RECITALS

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # 27971-2 (“Map”). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

B. The CITY requires, as a condition precedent to the acceptance and approval of the Map and the dedication of the public rights-of-way and easements depicted thereon, that such rights-of-way be improved with (for example) grading, paving, curbs, gutters, sidewalks, street lights, stormdrains, sanitary sewers and appurtenances thereto, street name signs, survey monuments, electrical and telecommunications, water pipes, water mains, fire hydrants and appurtenances thereto, and landscaping, including any warranty work for all such improvements (collectively, “Improvements”); and

C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER’s offer of dedication and the approval of the Map for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

1. Provision of Improvements. DEVELOPER shall provide, at the DEVELOPER’s sole cost and expense, all necessary labor and materials to complete the construction of the Improvements depicted on the Map and described in the conditions of approval of the Map within one (1) year of the date of this Security Agreement.

2. Inspection by the CITY. The CITY shall inspect, at the DEVELOPER’s sole cost and expense, all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements.

3. Compliance with Plans and Specifications. The Improvements shall be constructed and installed in strict accordance with the CITY-approved plans and specifications.

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form attached hereto as **Exhibit "A"**, in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form attached hereto as **Exhibit "B"** and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

6. General Liability and Worker's Compensation Insurance. The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. Such insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified

herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

7. Comprehensive Commercial General and Automobile Liability Insurance. The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.

8. Indemnification. Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit, action, etcetera, is the result of the sole negligence or sole willful misconduct of the CITY.

9. Procedure for Release of Performance Bond Security. The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:

a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the City's acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.

b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans

and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.

d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.

e. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.

10. Procedure for Release of Payment Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced by Surety to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security may be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

12. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

13. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

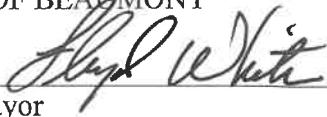
14. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

CITY OF BEAUMONT

By 
Mayor

10/12/17
Date

DEVELOPER

By 

9/19/17
Date

Darius Fatakia
Title: **Vice President Land Development**

Address: _____

Basic Gov (Sales Force) # 17-4158
File # 3141

Bond No.: 1001054052
Premium: \$10,973.00/2 yrs.

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and RSI Communities - California LLC, a Delaware limited liability company (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated September, 2017, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 27971-2, which is hereby incorporated herein and made a part hereof; and

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and American Contractors Indemnity Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Seven hundred thirty one thousand five hundred forty five dollars and eighty two cents (\$731,545.82) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on September 13th, 20 17.

PRINCIPAL:

SURETY:

RSI Communities - California LLC,
a Delaware limited liability company

American Contractors Indemnity Company

By 

By 

Title Darius Fatakia
Vice President Land Development

Title Shane Wolf, Attorney-in-Fact

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of Orange }

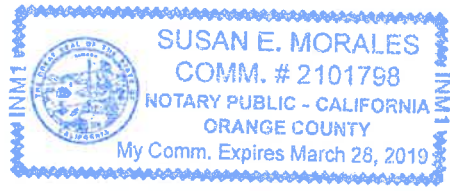
On September 13, 2017 before me, Susan E. Morales, Notary Public,
(Here insert name and title of the officer)

personally appeared Shane Wolf,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #1001054052
(Title or description of attached document)

American Contractors Indemnity Co.
(Title or description of attached document continued)

Number of Pages 1 Document Date 9/13/17

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- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
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- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

Bond No.: 1001054052
Premium included with
the Performance Bond

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and **RSI Communities - California LLC, a Delaware limited liability company** (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated September, 2017, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 27971-2, which is hereby incorporated herein and made a part hereof; and

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Section 8000, et seq., of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Section 8000, et seq., of the Civil Code in the sum of Seven hundred thirty one thousand five hundred forty five dollars and eighty two cents (\$731,545.82), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 8000, et seq., of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on September 13th, 20 17.

PRINCIPAL:

RSI Communities - California LLC ,
a Delaware limited liability company

By 

Title Darius Fatakia
Vice President Land Development

SURETY:

American Contractors Indemnity Company

By 

Title Shane Wolf, Attorney-in-Fact

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On September 13, 2017 before me, Susan E. Morales, Notary Public,
(Here insert name and title of the officer)

personally appeared Shane Wolf,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #1001054052

(Title or description of attached document)

American Contractors Indemnity Co.

(Title or description of attached document continued)

Number of Pages 1 Document Date 9/13/17

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Todd M. Rohm, Shane Wolf, Cathy S. Kennedy or Beata A. Sensi of Orange, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed *****Fifty Million***** Dollars (\$ *50,000,000.00*).

This Power of Attorney shall expire without further action on November 3, 2019. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of November, 2016.

AMERICAN CONTRACTORS INDEMNITY COMPANY U.S. SPECIALTY INSURANCE COMPANY

Corporate Seals



By:

[Signature]
Daniel P. Aguilar, Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles SS:

On this 1st day of November, 2016, before me, Sabina Morgenstein, a notary public, personally appeared Dan P. Aguilar, Vice President of American Contractors Indemnity Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature

[Signature]

(Seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 1st day of SEP 13 2017.

Corporate Seals



[Signature]

Kio Lo, Assistant Secretary

Bond No. 1001054052
Agency No. 16590

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of ORANGE)

On September 15, 2017 before me, Virginia Reeder, Notary Public,
personally appeared _____

Name(s) of Signer(s)

DARIUS FATAKIA,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Virginia Reeder
Signature of Notary Public

Place Notary Seal Above

SF 17-4158

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
CONSTRUCTION COST WORKSHEET

PARCEL MAP OR TRACT NO.: Tract 27971-2 Street, Storm Drain, and Sewer
DATE: 9-Feb-17

PP, CUP NO.: _____ BY: _____, P.E.

IMPROVEMENTS FAITHFUL PERFORMANCE 100%
LABOR & MATERIALS SECURITY 100%

Construction Costs)

Streets/Drainage	\$ 731,545.82
Sewer	\$ 246,732.50
Total	\$ 978,278.32
Warranty Retention (22.5%)	\$ 220,112.62
Street/Drainage Plan Check Fees =	\$ 14,630.92
Sewer Plan Check Fees =	\$ 6,168.31
Street Inspection Fees =	\$ 21,946.37
Sewer Inspection Fees =	\$ 9,869.30

DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS

Construction items and their quantities as shown on attached sheets are accurate for the improvements required to construct the above project and the mathematical extensions using City's unit costs are accurate for determining bonding, plan check and inspection costs.

Above amounts do include additional 20% for recordation prior to having signed plans

Above amounts do not include additional 20% for recordation prior to having signed plans

[Signature]
Engineer's Signature

9 FEB 2017
Date



NED J. ARAUJO P.E.
Name typed or printed

Civil Engineer's Stamp

FORM \$ UNIT COSTS REVISED 01/02/2017

*****PLEASE READ INSTRUCTIONS BELOW*****

- Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Construction Cost Worksheet".
- Show Bond Amounts to the nearest \$500.
- For construction items not covered by the Construction Cost Worksheet", Design Engineer is to provide his opinion of construction cost and use of that cost. If City of Beaumont unit costs are determined to be too low in the opinion of the Design Engineer, the higher costs as provided by the Design Engineer should be used.

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-2 Street, Storm Drain, and Sewer

DATE: 9-Feb-17

STREET IMPROVEMENTS				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
		Roadway Excavation		
1,770	C.Y.	1. Projects with a grading plan area x 0.50' (hinge point to hinge point)(95,582 sf)	\$ 20.00	\$ 35,400
		2. Projects without a grading plan (road area and side slopes to daylight Cut (C) = Fill (f) =		
	C.Y. (c or f)	(a.) Excavate and Fill	\$ 0.40	\$ -
	C.Y. (f - c)	(b.) Excavate and Export	\$ 1.10	\$ -
		(c.) Import and Fill	\$ 2.80	\$ -
		If balance, provide (a.) only, either cut or fill		
		If export, provide (a.) & (b.), a = fill, b = cut - fill		
		If import, provide (a.) & (c.), a = cut, c= fill - cut		
		(Unit costs for (a.), (b.) & (c.) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)		
				\$ -
	S.F.	Remove A.C. Pavement	\$ 1.45	\$ -
	L.F.	Remove Curb and Gutter	\$ 18.00	\$ -
104	L.F.	Remove A.C. Dike	\$ 3.00	\$ 312
	S.F.	Remove Sidewalk	\$ 3.00	\$ -
104	L.F.	Sawcut & Remove Exist. A.C. Pavement	\$ 2.45	\$ 255
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
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				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-2 Street, Storm Drain, and Sewer

DATE: 9-Feb-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	Remove Chain Link Fence	\$ 7.50	\$ -
	EA.	Remove Barricade	\$ 200.00	\$ -
1,720	TON	Asphalt Concrete - 144 lbs/cu. Ft. (95,582 OnSite SF @ 3")	\$ 90.00	\$ 154,800
1,918	C.Y.	Aggregate Base Class II (95,582 OnSite SF @ 6.5")	\$ 50.00	\$ 95,900
4	TON	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (95,582 OnSite SF)	\$ 600.00	\$ 2,100
		apply at 0.05 + 0.03 = 0.08 gal/SY		\$ -
	S.F.	AC overlay (min. 0.10') If export, provide (a) & (b), a=fill, b=cut-fill If import, provide (a)&(C), a=cut, c=fill-cut (Unit costs for (a), (b) & (C) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)	\$ 0.90	\$ -
	S.F.	Remove A.C. Pavement	\$ 1.45	\$ -
	L.F.	Curb and Gutter (Wedge Curb)	\$ 12.00	\$ -
5,350	L.F.	Curb and Gutter (Type A-6)	\$ 15.00	\$ 80,250
	L.F.	Curb and Gutter (Type A-8)	\$ 17.00	\$ -
	L.F.	Type "C" Curb	\$ 12.00	\$ -
	L.F.	Type "D" Curb	\$ 15.00	\$ -
	L.F.	A.C. Dike (6") (incl. material & labor)	\$ 10.00	\$ -
	L.F.	A.C. Dike (8") (incl. Material & labor)	\$ 15.00	\$ -
	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ -
29,400	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ 176,400
	SF	P.C.C. Drive Approach	\$ 8.00	\$ -
12	EA.	Handicapped Access Ramp	\$ 2,000.00	\$ 24,000
	EA.	P.C.C. Drive Approach (individual lot driveway approach per finished grading plan)	\$ 12.00	\$ -
	S.F.	Cold Plane & Overlay Exist. A.C. Paving	\$ 4.00	\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-2 Street, Storm Drain, and Sewer

DATE: 9-Feb-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
6	EA.	Street Name Sign	\$ 400.00	\$ 2,400
	EA.	Delineators-per Caltrans Std. A73C, Class 1, Type F	\$ 40.00	\$ -
	EA.	Object Markers - Modified Type F Delineators, Riverside County	\$ 45.00	\$ -
	L.F.	Barricades	\$ 100.00	\$ -
	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (Total length of streets)	\$ 10.00	\$ -
	L.F.	Chain Link Fence (6')	\$ 80.00	\$ -
	L.F.	Remove Fence	\$ 4.00	\$ -
	EA.	Remove Power Pole	\$ 1,200.00	\$ -
8	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ 40,000
66	EA.	Street Trees (15 gallon)	\$ 150.00	\$ 9,900
	L.S.	Landscape and Irrigation	\$ -	\$ -
	EA.	Concrete Bulkhead	\$ 200.00	\$ -
	C.Y.	Structural Reinforced Concrete	\$ 400.00	\$ -
	EA.	Slope Anchors for Pipes	\$ 300.00	\$ -
	L.F.	Cut Off Wall (Std. 2')	\$ 5.50	\$ -
	EA.	A.C. Overside Drain	\$ 800.00	\$ -
	EA.	Under Sidewalk Drain	\$ 2,000.00	\$ -
	S.F.	Terrace Drains and Down Drains	\$ 6.50	\$ -
	S.F.	Interceptor Drains	\$ 6.50	\$ -
7	EA.	Gutter Depression for Curb Opening Catchbasin	\$ 1,500.00	\$ 10,500
	EA.	Access Driveway for Storm Drain at Cul-de-Sac	\$ 640.00	\$ -
6	EA.	"STOP" Pavement Marking	\$ 200.00	\$ 1,200
105	L.F.	Limit Line	\$ 2.00	\$ 210
6	EA.	RI "STOP SIGN"	\$ 250.00	\$ 1,500
4	EA.	W53 "NOT A THROUGH STREET" Sign	\$ 250.00	\$ 1,000
				\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-2 Street, Storm Drain, and Sewer

DATE: 9-Feb-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	C.Y.	Rip Rap (1/4 Ton) Method B	\$ 40.00	\$ -
	C.Y.	Rip Rap (1/2 Ton) Method B	\$ 45.00	\$ -
	C.Y.	Rip Rap (1 Ton) Method B	\$ 50.00	\$ -
	C.Y.	Rip Rap (2 Ton) Method B	\$ 55.00	\$ -
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 60.00	\$ -
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 67.00	\$ -
	C.Y.	Grouted Rip Rap (1Ton) Method B	\$ 75.00	\$ -
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 80.00	\$ -
	L.F.	18" R.C.P.	\$ 113.00	\$ -
	L.F.	24" R.C.P.	\$ 140.00	\$ -
	L.F.	30" R.C.P.	\$ 150.00	\$ -
	L.F.	36" R.C.P.	\$ 155.00	\$ -
	L.F.	42" R.C.P.	\$ 160.00	\$ -
	L.F.	48 " RCP	\$ 165.00	\$ -
	L.F.	54" RCP	\$ 170.00	\$ -
	L.F.	60" RCP	\$ 175.00	\$ -
	L.F.	72" RCP	\$ 250.00	\$ -
	0.001		\$ 1.00	\$ -
	L.F.		\$ 1.00	\$ -
	EA.	H.D.P.E. Clean Out	\$ 400.00	\$ -
	EA.	Drain Basin	\$ 500.00	\$ -
	EA.	Curb Outlet	\$ 3,000.00	\$ -
	EA.	Fossil Filters	\$ 500.00	\$ -
	EA.	18" C.M.P. Wye	\$ 500.00	\$ -
	EA.	Riprap Headwall	\$ 1,000.00	\$ -
	EA.	Concrete Collar	\$ 500.00	\$ -
	EA.	Outlet Structure	\$ 10,000.00	\$ -
	EA.			\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-2 Street, Storm Drain, and Sewer

DATE: 9-Feb-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	60" C.S.P.	\$ 120.00	\$ -
	EA.	Catch Basin W = 4'	\$ 2,200.00	\$ -
	EA.	Catch Basin W = 7'	\$ 4,000.00	\$ -
	EA.	Catch Basin W = 10'	\$ 6,000.00	\$ -
	EA.	Catch Basin W = 14'	\$ 7,800.00	\$ -
	EA.	Catch Basin W = 21'	\$ 12,000.00	\$ -
	EA.	Type IX Inlet	\$ 3,000.00	\$ -
	EA.	Type X Inlet	\$ 3,000.00	\$ -
	EA.	Junction Structure No. 1	\$ 3,000.00	\$ -
	EA.	Junction Structure No. 2	\$ 3,000.00	\$ -
	EA.	Junction Structure No. 6	\$ 3,700.00	\$ -
	EA.	Transition Structure No. 1	\$ 12,500.00	\$ -
	EA.	Transition Structure No. 3	\$ 2,700.00	\$ -
	EA.	Manhole No. 1	\$ 2,700.00	\$ -
	EA.	Manhole No. 2	\$ 3,300.00	\$ -
	EA.	Manhole No. 3	\$ 2,700.00	\$ -
	EA.	Manhole No. 4	\$ 5,000.00	\$ -
	EA.	Adjust Water Valve (if no water plan)	\$ 250.00	\$ -
	EA.	Adjust MH to grade (if no sewer plan)	\$ 600.00	\$ -
	EA.	Headwall	\$ 5,000.00	\$ -
		Remove & Dispose of Interferring 30" Storm Drain		
	L.S.	and 36" Riser	\$ 700.00	\$ -
	EA.	Remove & Dispose of RCB Headwall & Wingwall	\$ 12,000.00	\$ -
	L.F.	and Concrete Bulkhead	\$ 30.00	\$ -
	EA.	Outlet Structure (Line A & B)	\$ 7,000.00	\$ -
	EA.	Remove Existing Headwall	\$ 1,500.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-2 Street, Storm Drain, and Sewer

DATE: 9-Feb-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	EA.	Water Quality Structure	\$ 5,000.00	\$ -
	LS	Concrete Inlet Apron	\$ 11,000.00	\$ -
	LS	Emergency Spillway	\$ 27,000.00	\$ -
	LS	84" Storm Drain Grate	\$ 8,500.00	\$ -
	SF	3' Wide V-Gutter (945 LF)	\$ 7.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Subtotal: \$ -

A.	Subtotal	\$ <u>636,127</u>
B.	Contingency (15%)	\$ <u>95,419.02</u>
C.	Streets/Drainage Total (A + B)	\$ <u>731,546</u>

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-2 Street, Storm Drain, and Sewer

DATE: 9-Feb-17

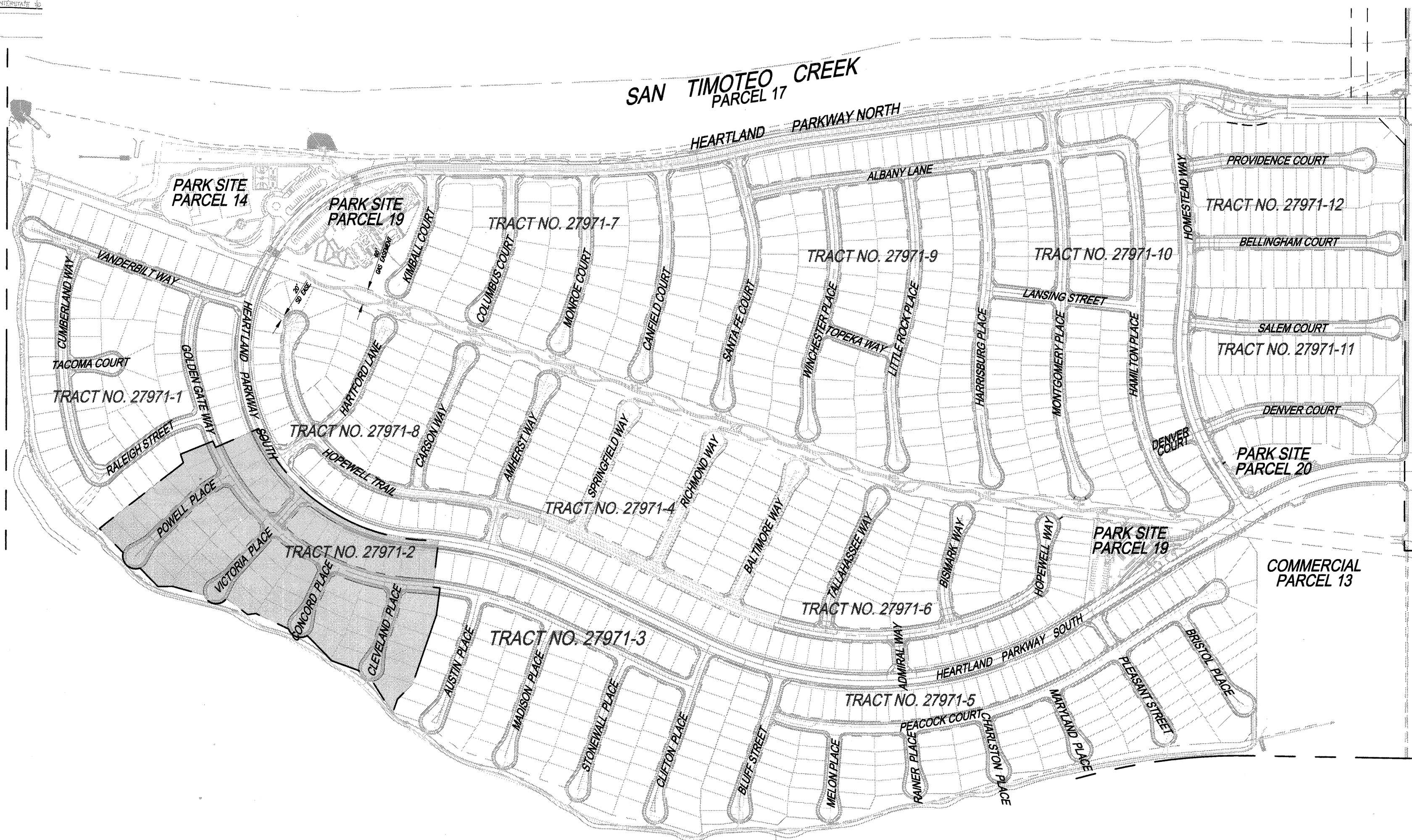
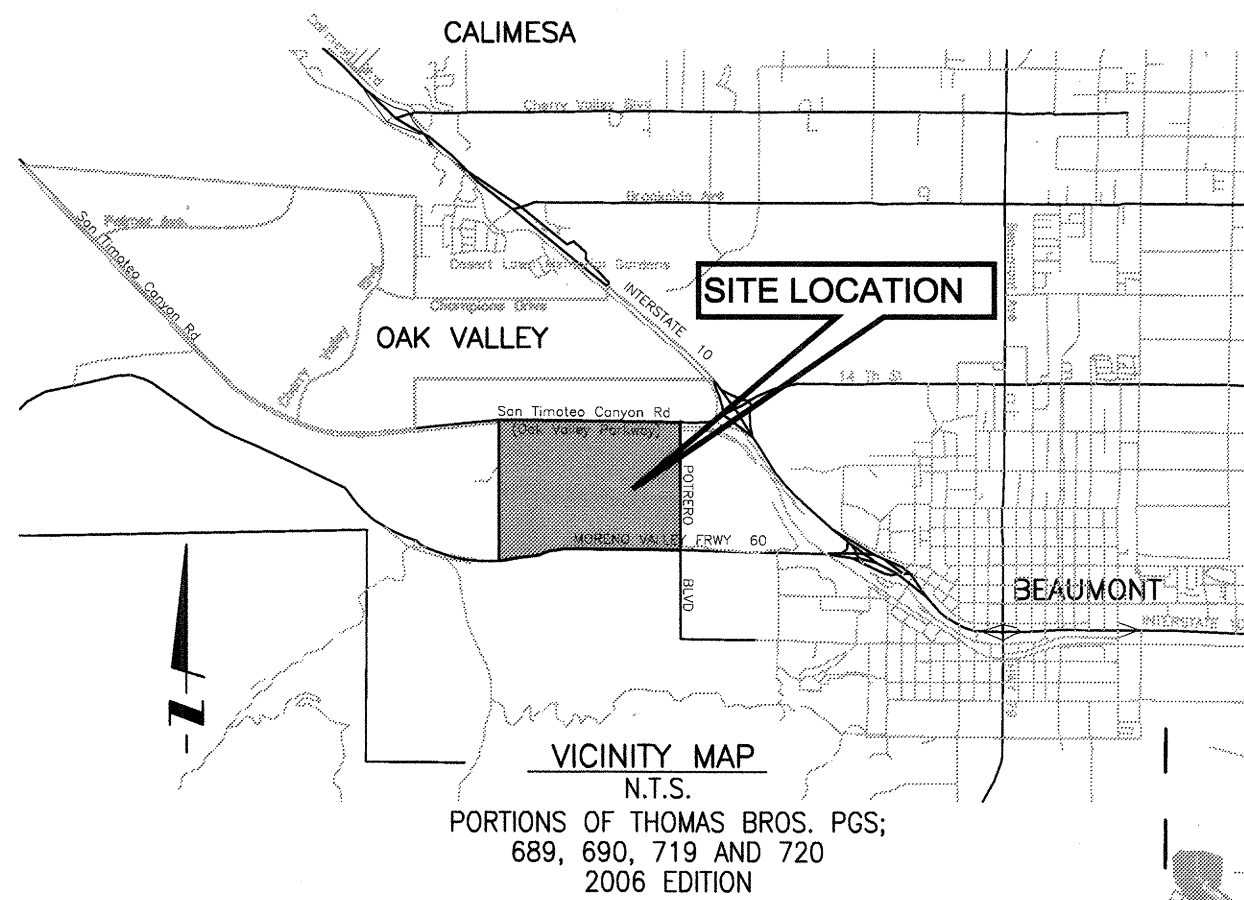
SEWER IMPROVEMENTS

Show quantities on this sheet only if project has a sewer plan. If no water plan, then show applicable quantities as part of street improvements.

QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	4" V.C.P. (45 Lots @ 25' Avg. Length & 5' for cleanout)	\$ 15.00	\$ -
	L.F.	4" P.V.C. Force Main & Fittings	\$ 26.00	\$ -
	L.F.	8" V.C.P.	\$ 30.00	\$ -
	L.F.	10" V.C.P.	\$ 35.00	\$ -
	L.F.	12" V.C.P.	\$ 40.00	\$ -
	L.F.	15" V.C.P.	\$ 50.00	\$ -
15	EA.	Standard or Terminus Manholes	\$ 2,500.00	\$ 37,500
	EA.	Drop Manholes	\$ 4,000.00	\$ -
	EA.	Cleanouts	\$ 500.00	\$ -
	EA.	Sewer Y's	\$ 30.00	\$ -
	EA.	Chimneys	\$ 400.00	\$ -
15	EA.	Adjust M.H. to grade	\$ 500.00	\$ 7,500
	L.F.	Concrete Encasement	\$ 35.00	\$ -
	EA.	4" P.V.C. Misc. Fittings	\$ 120.00	\$ -
	L.F.	Sewer Pipe Sleeving	\$ 45.00	\$ -
	EA.	Sewer Lift Station		\$ -
33	EA.	Backflow prevention device	\$ 400.00	\$ 13,200
1,750	L.F.	4" P.V.C Sewer Lateral	\$ 17.00	\$ 29,750
3,600	L.F.	8" P.V.C.	\$ 35.00	\$ 126,000
1	E.A.	8" P.V.C. Misc. Fittings and Plugs	\$ 200.00	\$ 200
2	EA.	Remove 8" Plug	\$ 200.00	\$ 400
				\$ -

A.	Subtotal	<u>\$ 214,550</u>
B.	Contingency (15% x A)	<u>\$ 32,183</u>
C.	Sewer Total (A + B)	<u>\$ 246,733</u>

CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT NO. 27971-2



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF ITS CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. AT (951) 769-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION, "LATEST EDITION", AND THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
3. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, AND STORM DRAIN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY.
5. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT.
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
7. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO RCTD STANDARD NO. 816.
8. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
9. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461.
10. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
11. AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
12. CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
14. EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
15. ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
16. DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
17. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.

UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORD EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED; LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH THE CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

Ned J. Araujo
NED J. ARAUJO RCE 57835
21 SEP 2017
DATE

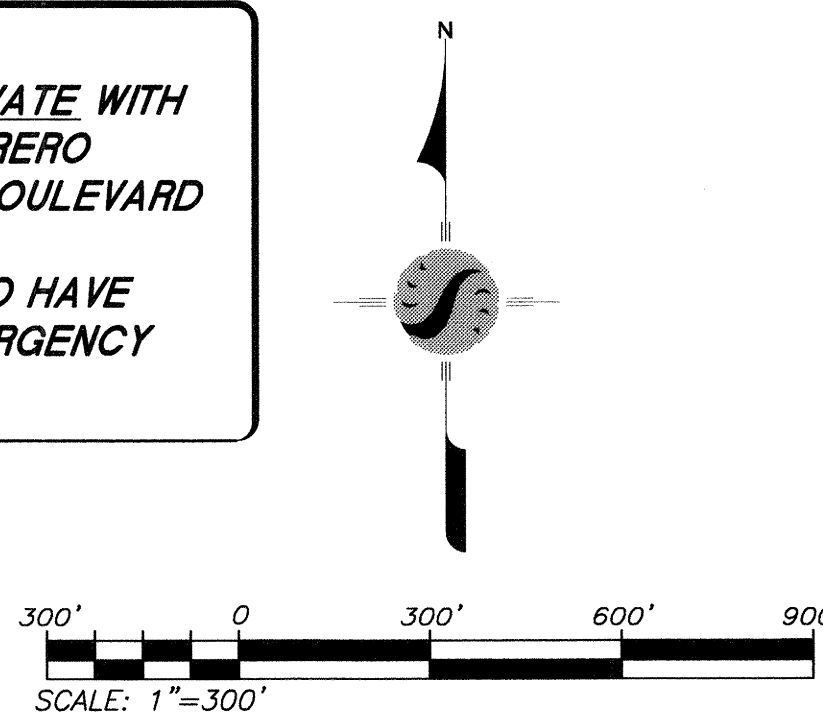
LEGEND

PROP.	PROPOSED	MOC	MIDDLE OF CURVE
EXIST.	EXISTING	RP	REFERENCE POINT
C.L., C/L	CENTERLINE	ST	STREET
T.C.	TOP OF CURB	R/W	RIGHT OF WAY
F.L.	FLOW LINE	D/W	DRIVEWAY
F.S.	FINISHED SURFACE	V.C.	VERTICAL CURVE
E.P.	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION
C.B.	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
A.C.	ASPHALTIC CONCRETE	---	TRACT BOUNDARY
A.B.	AGGREGATE BASE	---	CENTER LINE
BCR	BEGIN CURB RETURN	---	DIRECTION OF FLOW
ECR	END CURB RETURN	---	PROP. STREET LIGHTS
BVC	BEGIN VERTICAL CURVE	---	PROP. A.C.
MVC	MIDDLE VERTICAL CURVE	---	PROP. SIDEWALK
EVC	END VERTICAL CURVE	---	COLD PLANE & AC OVERLAY
P.R.C.	POINT OF REVERSE CURVE	---	STOP SIGN/STREET NAME SIGN
PCC	POINT OF COMPOUND CURVE	---	STREET NAME SIGN
PRVC	POINT OF REVERSE VERTICAL CURVE	---	PROP. UTILITY X'ING SLEEVES
(1329.02)	EXISTING ELEVATION	---	(1) 6" PVC CLASS 200
1479.70	PROPOSED ELEVATION	---	(2) 4" PVC CLASS 315
LT	LEFT	---	PRIVATE STREET RIGHT OF WAY
RT	RIGHT		
RTN	RETURN		

LOCATION MAP

SCALE: 1" = 300'

NOTE:
ALL STREETS TO BE PRIVATE WITH THE EXCEPTION OF POTRERO BOULEVARD. POTRERO BOULEVARD IS A PUBLIC STREET. PRIVATE STREETS ARE TO HAVE PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENTS.



NOTE:

ALL PROPOSED STREETS IN TRACT NO. 27971-2 ARE DESIGNATED AS PRIVATE STREETS

SIDEWALKS AND DRIVEWAYS APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

APPROVAL OF THESE PLANS APPLY ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT

TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARDS AND TO POST A NEW BOND IN CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEAR AFTER PLANS WERE APPROVED.

APPLICANT/SUBDIVIDER:

RSI COMMUNITIES-HEARTLAND, LLC
620 NEWPORT CENTER DRIVE, 12th FLOOR
NEWPORT BEACH, CALIFORNIA 92660
PH: (949) 270-3636

INDEX OF SHEETS:

SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-GENERAL NOTES
SHEET 2 - CONSTRUCTION NOTES, QUANTITIES, TYPICAL SECTIONS INDEX MAP
SHEET 3 - POWELL PLACE STA. 10+00.00 TO STA. 14+67.34 CONCORD PLACE STA. 10+00.00 TO STA. 12+51.71
SHEET 4 - VICTORIA PLACE STA. 10+00.00 TO 14+97.38 GOLDEN GATE WAY STA. 15+79.10 TO STA. 21+00.00
SHEET 5 - CLEVELAND PLACE 10+00.00 TO STA. 13+29.07 GOLDEN GATE WAY STA. 21+00.00 TO STA. 26+49.37
SHEET 6 - SIGNAGE & STRIPING
SHEET 7 - DETAILS

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

811
Know what's below.
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BEARING: N 27°39'52" E

BASIS OF BEARINGS: DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".	BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826832. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129
--	--

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
25844-1 Business Center Drive
Redlands, CA 92374
959.335-6120 stantec.com

Ned J. Araujo
NED ARAUJO
R.C.E. 57835
09/21/2017
DATE

SEAL
DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: YAD
SCALE: AS NOTED
DATE: 09/21/17
JOB NUMBER: 2042495810

Ned J. Araujo
No. 57835
CIVIL
STATE OF CALIFORNIA

CITY OF BEAUMONT
CALIFORNIA
RECORDS & PERMITS

Reviewed By: *Richard J. Jahn* Date: 11/6/17
Recommended for Approval By: *Richard J. Jahn* Date: 11/6/17
Approved By: *Richard J. Jahn* Date: 11/13/17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

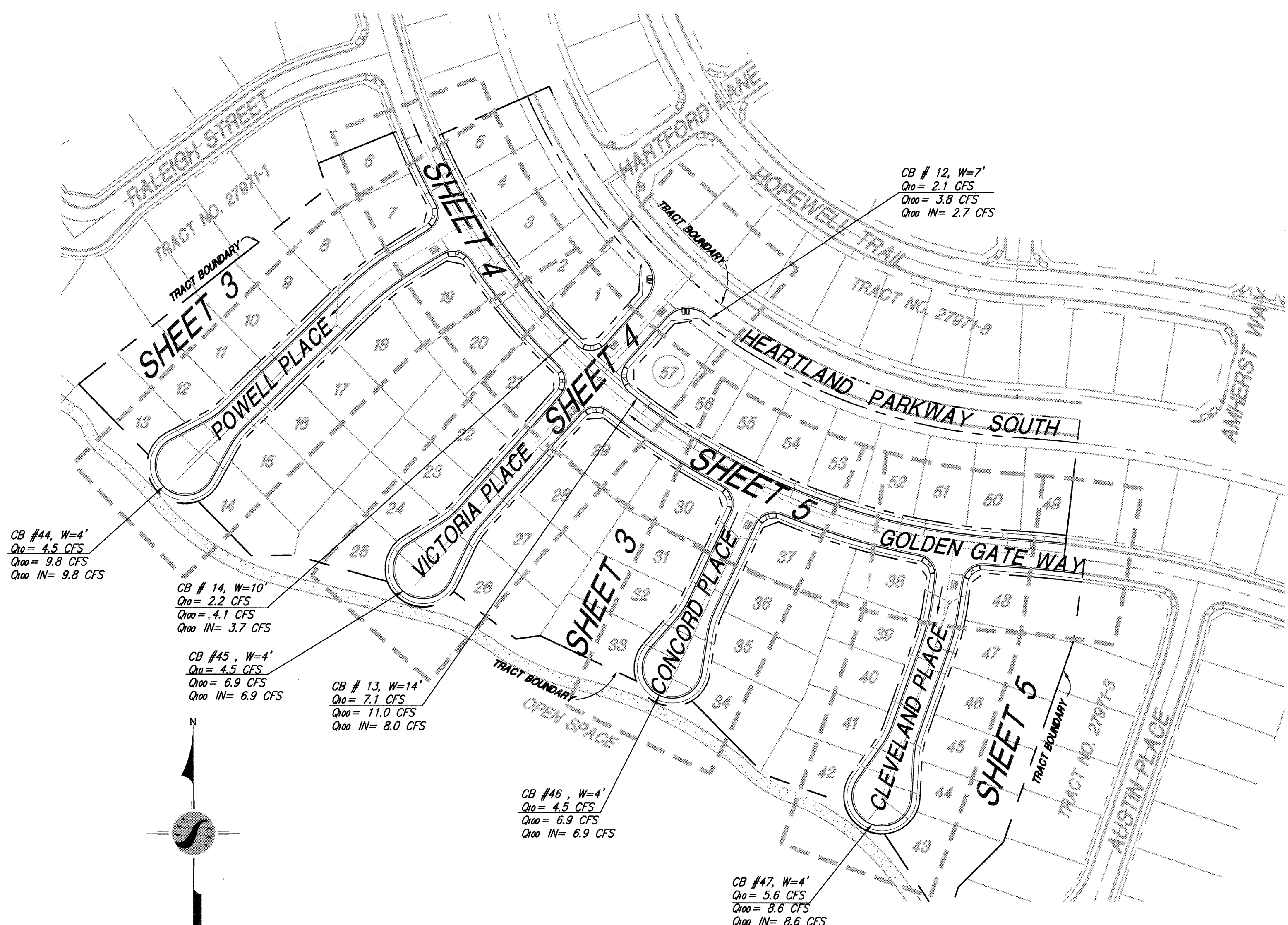
CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-2

**TITLE SHEET - LOCATION MAP
VICINITY MAP - GENERAL NOTES**

FOR: RSI COMMUNITIES-HEARTLAND, LLC

SHEET 1
OF 7 SHEETS
DRAWING NAME:
FILE NO.: 3141

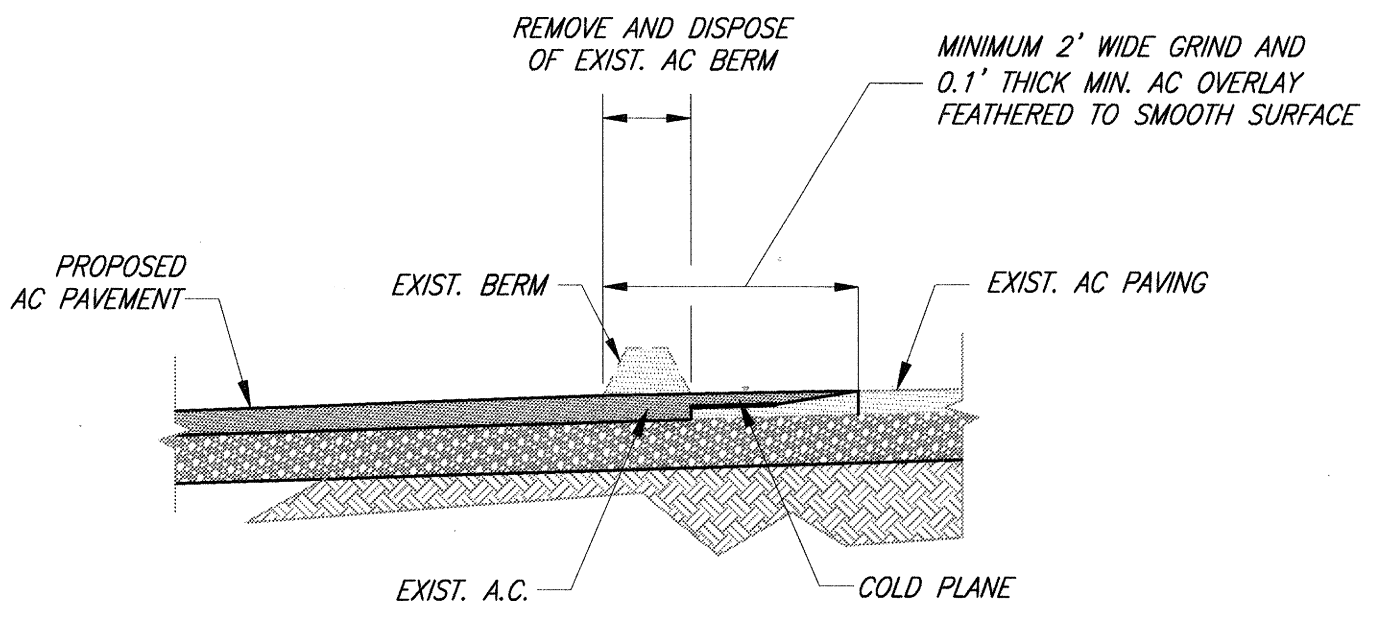
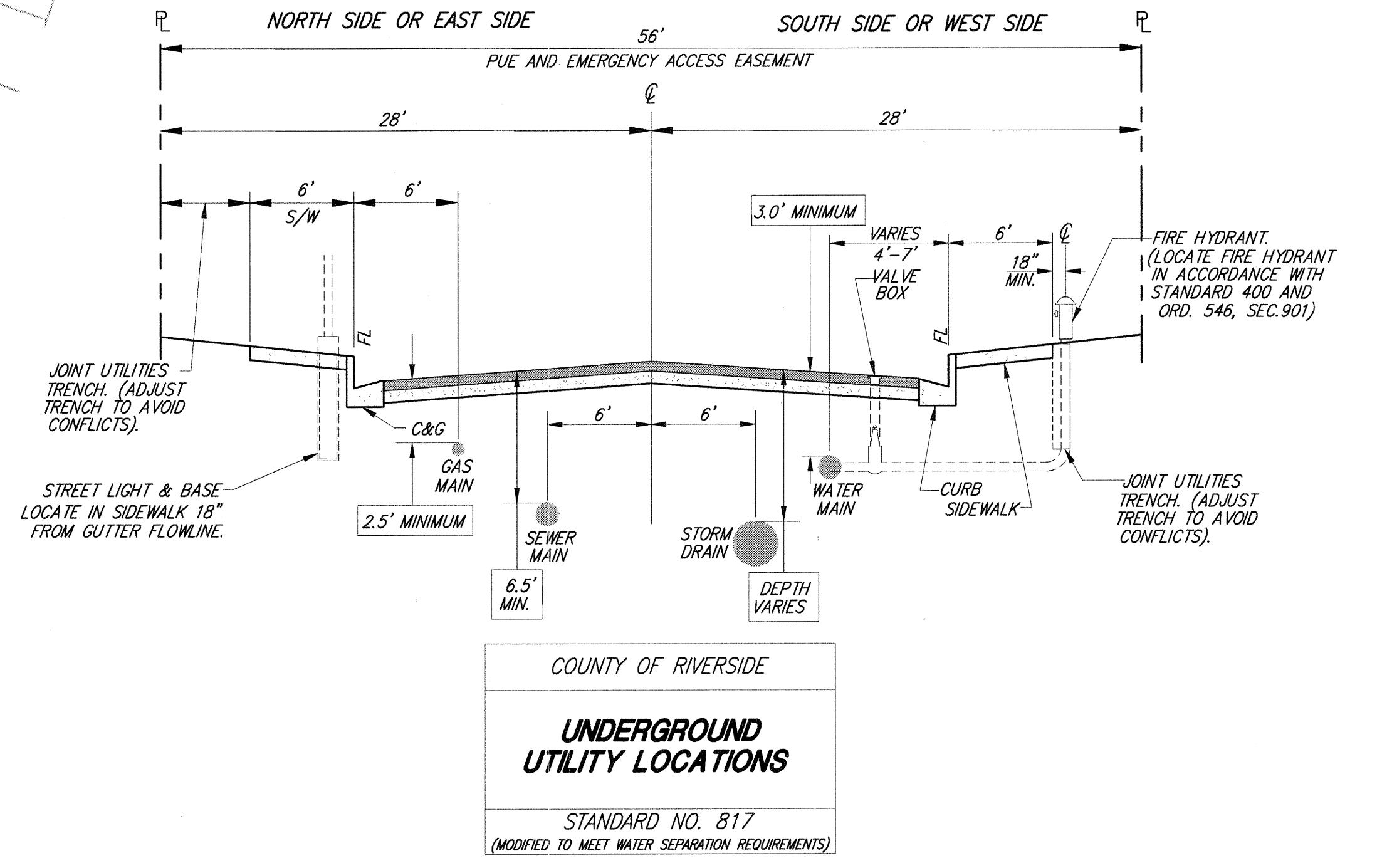
CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT NO. 27971-2



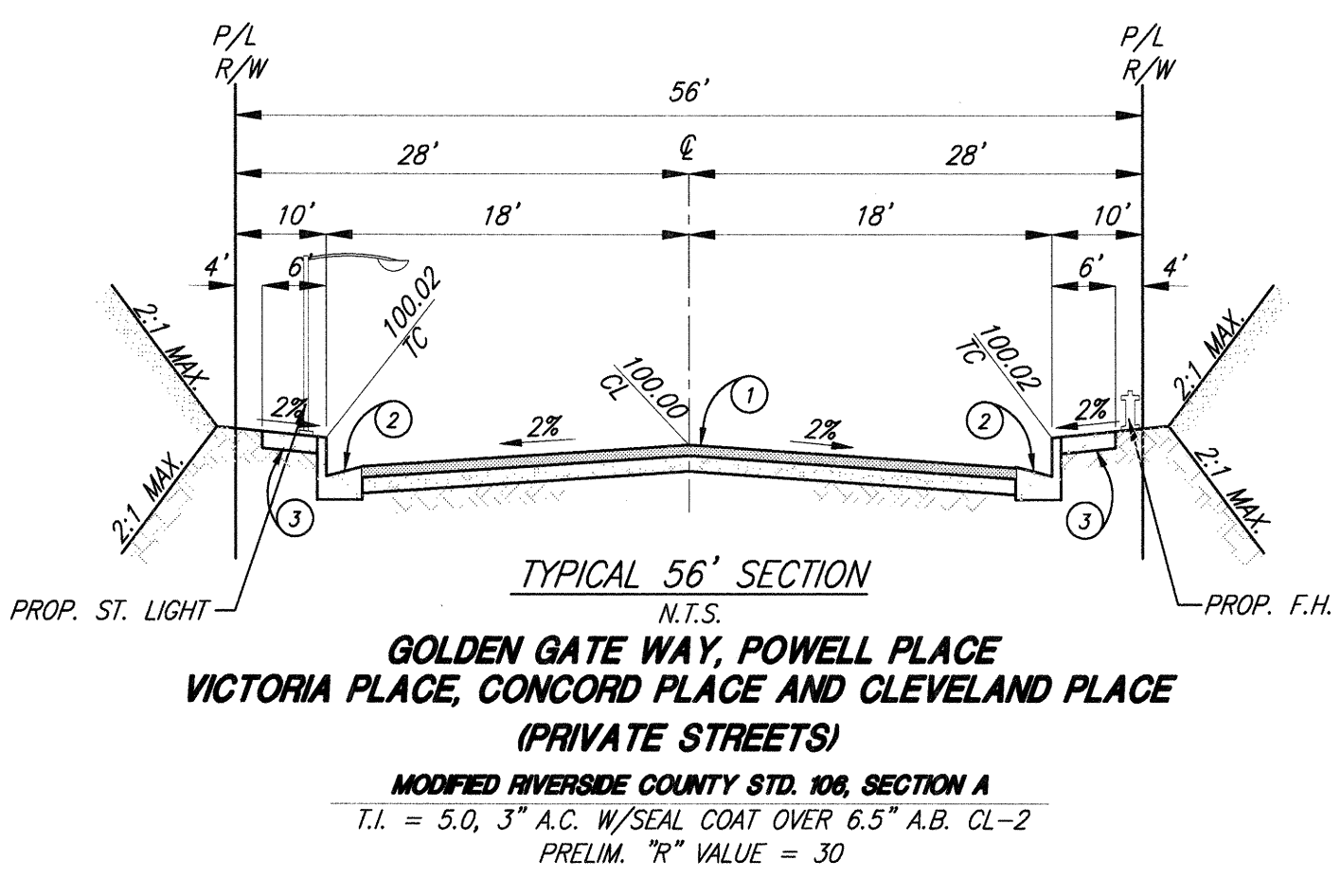
CONSTRUCTION NOTES AND ESTIMATED QUANTITIES ITEM TOTAL

- | | |
|---|---|
| <ol style="list-style-type: none"> ① CONSTRUCT 3.0" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS ② CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200 ③ CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 ④ INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 816 ④A INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 815. ⑤ INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD, ON STREETLIGHT AS SHOWN ON PLAN. ⑥ CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 7 ⑥A CONSTRUCT CURB RAMP (CASE A) PER DETAIL ON SHEET 7 ⑦ CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209 ⑧ CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311 ⑨ CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311 ⑩ INSTALL STREET LIGHT PER DETAIL ON SHEET 7 ⑬ INSTALL R1-1 "STOP" SIGN PER 2014 CA MUTCD, ON SIGN POST. ⑰ SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL ON SHEET 2 ⑱ THERMOPLASTIC 12" WHITE LIMIT LINE PER 2014 CA MUTCD, FIG. 3B-103(CA). ⑲ THERMOPLASTIC "STOP" PAVEMENT MARKING PER 2014 CA MUTCD, FIG. 3B-23(CA). ⑳ CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE) | <p>95,582 S.F.</p> <p>5,212 L.F.</p> <p>32,630 S.F.</p> <p>5 EA.</p> <p>1 EA.</p> <p>4 EA.</p> <p>10 EA.</p> <p>2 EA.</p> <p>836 S.F.</p> <p>2 EA.</p> <p>4 EA.</p> <p>8 EA.</p> <p>6 EA.</p> <p>104 L.F.</p> <p>105 L.F.</p> <p>6 EA.</p> <p>57 EA</p> |
|---|---|

INDEX MAP



17 AC PAVEMENT MATCH AND OVERLAY
NTS



TYPICAL 56' SECTION
N.T.S.
**GOLDEN GATE WAY, POWELL PLACE
VICTORIA PLACE, CONCORD PLACE AND CLEVELAND PLACE
(PRIVATE STREETS)**
MODIFIED RIVERSIDE COUNTY STD. 106, SECTION A
T.L. = 5.0, 3" A.C. W/SEAL COAT OVER 6.5" A.B. CL-2
PRELIM. "R" VALUE = 30

COUNTY OF RIVERSIDE
**UNDERGROUND
UTILITY LOCATIONS**
STANDARD NO. 817
(MODIFIED TO MEET WATER SEPARATION REQUIREMENTS)

NOTE:
ALL STREETS TO BE PRIVATE WITH THE EXCEPTION OF POTRERO BOULEVARD. POTRERO BOULEVARD IS A PUBLIC STREET. PRIVATE STREETS ARE TO HAVE PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENTS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

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**Know what's below.
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BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".

BENCHMARK:
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98, 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826532. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE

PREPARED BY: **Stantec**
25844 Business Center Drive
Riverside, CA 92574
951.335-6120 stantec.com

DATE: 09/21/2017
R.C.E. 57835

DESIGN BY: **Richard St. John**
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/21/17
JOB NUMBER: 2024295810

Reviewed By: Date: 11/6/17
Recommended for Approval By: Date: 11/6/17
Approved By: Date: 11/13/17
Director of Public Works

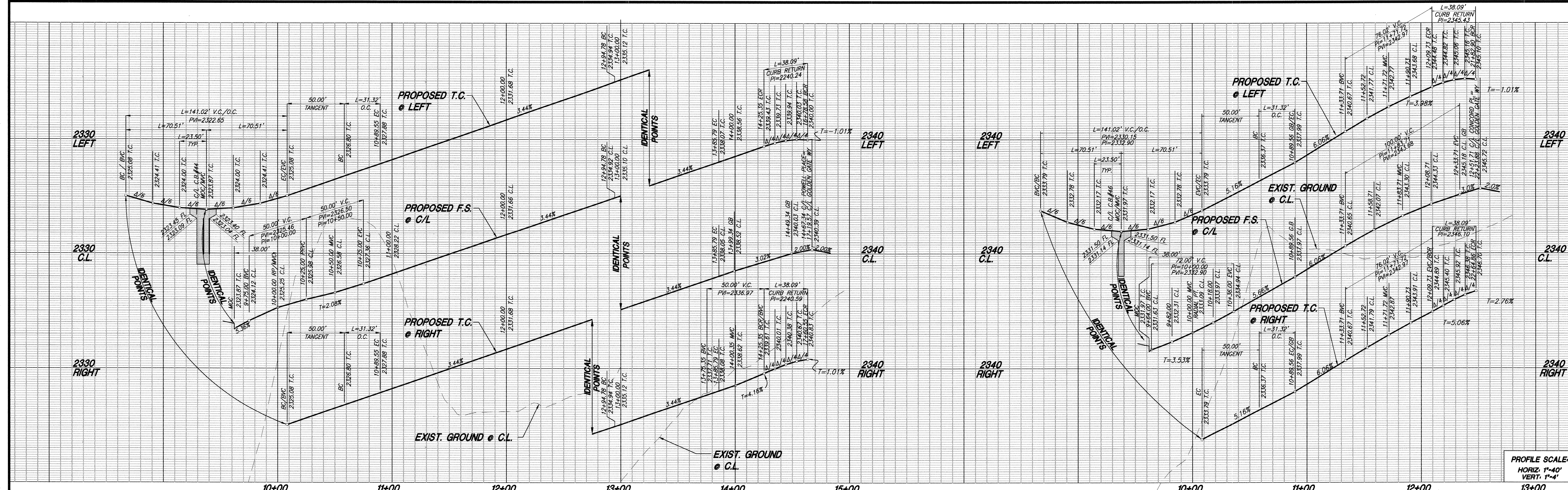
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-2

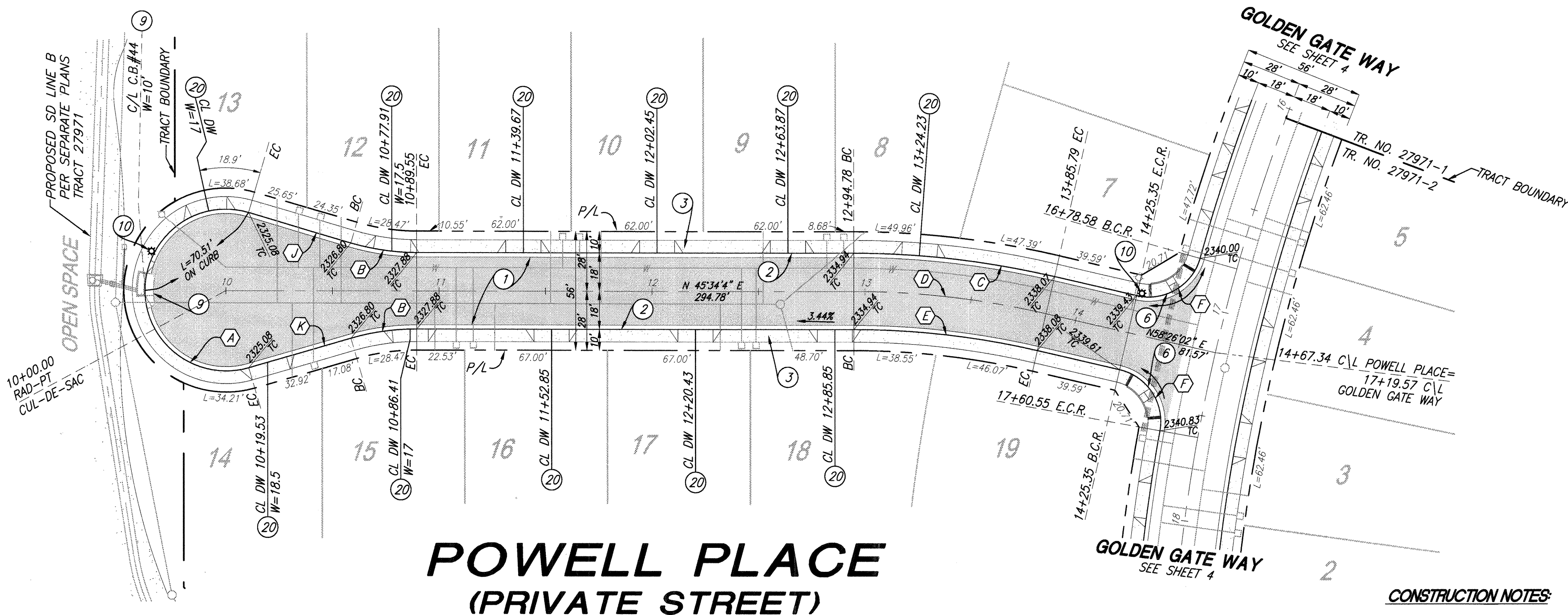
**CONSTRUCTION NOTES, QUANTITIES,
TYPICAL SECTIONS, & INDEX MAP**

FOR: RSI COMMUNITIES-HEARTLAND, LLC

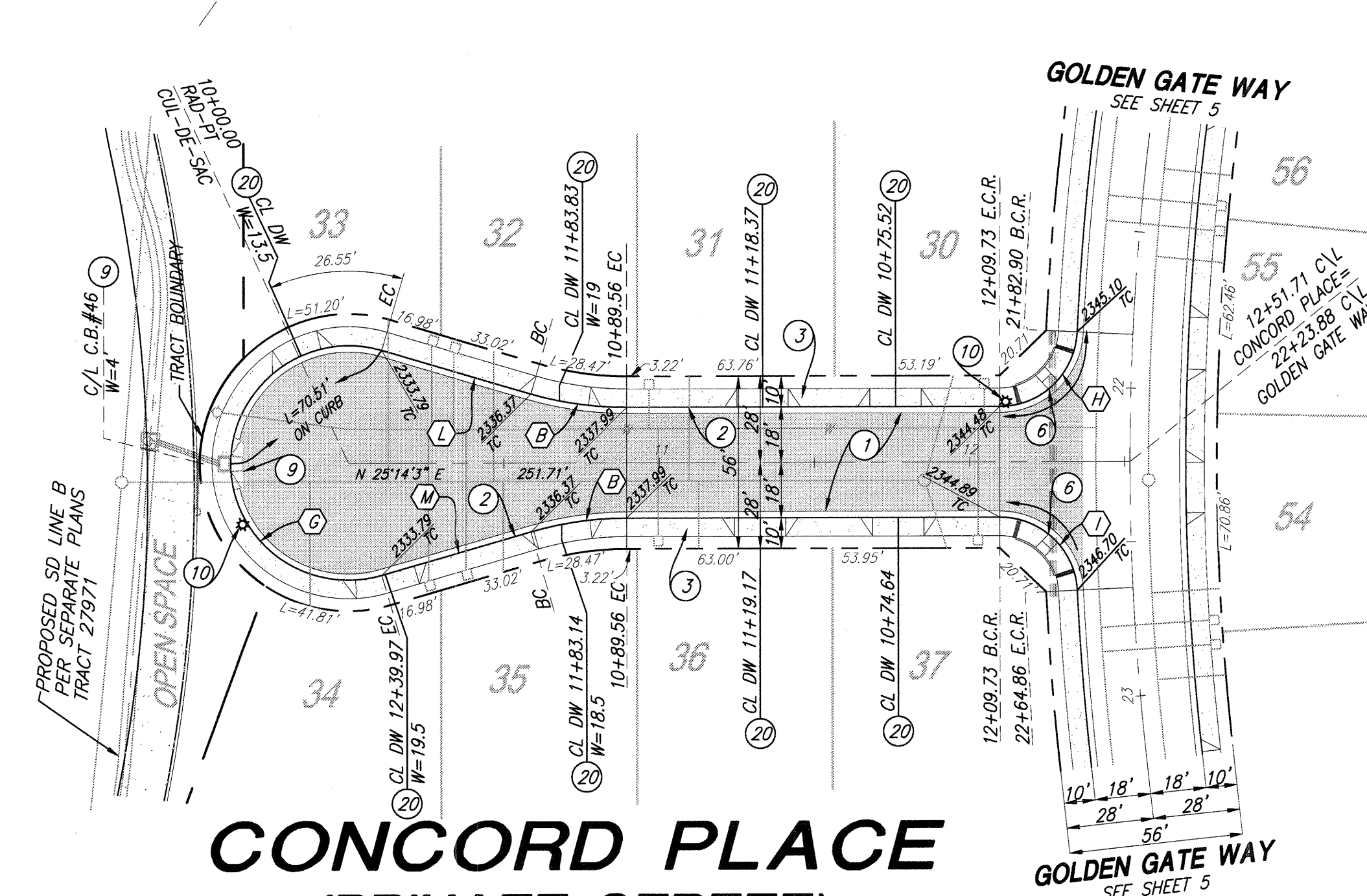
SHEET
2
OF 7 SHEETS
DRAWING NAME:
FILE NO.:
3141



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



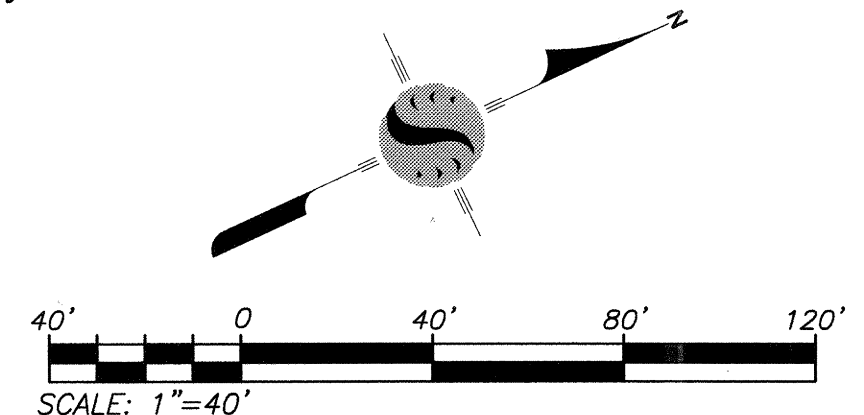
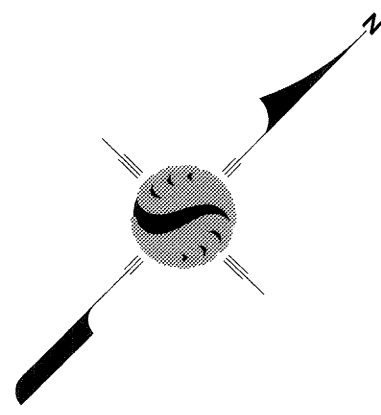
POWELL PLACE (PRIVATE STREET)



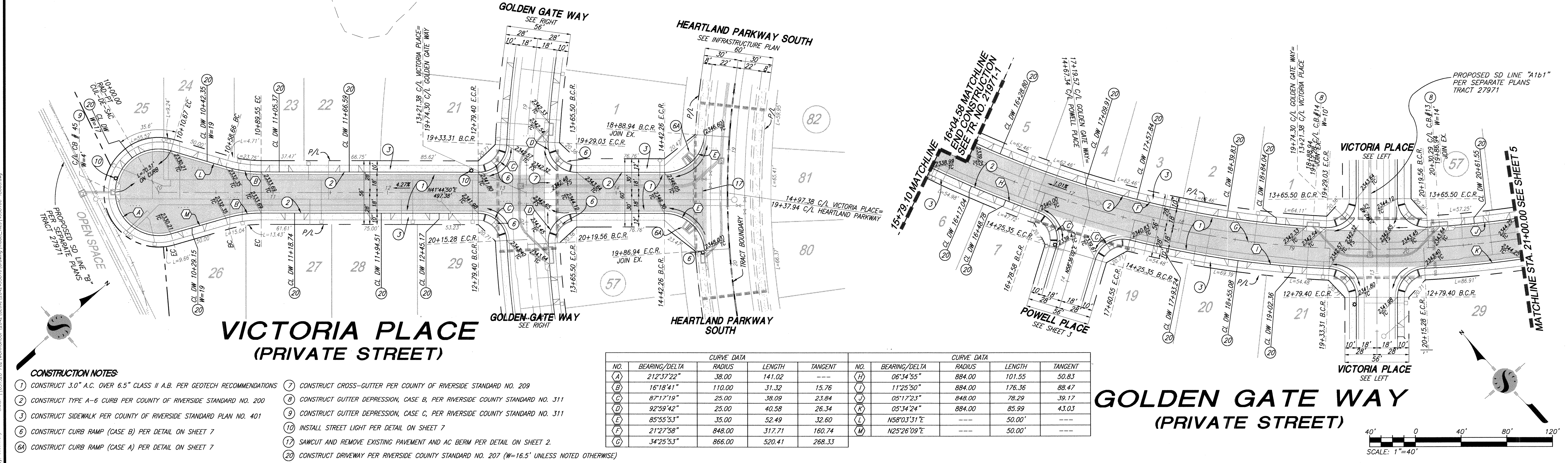
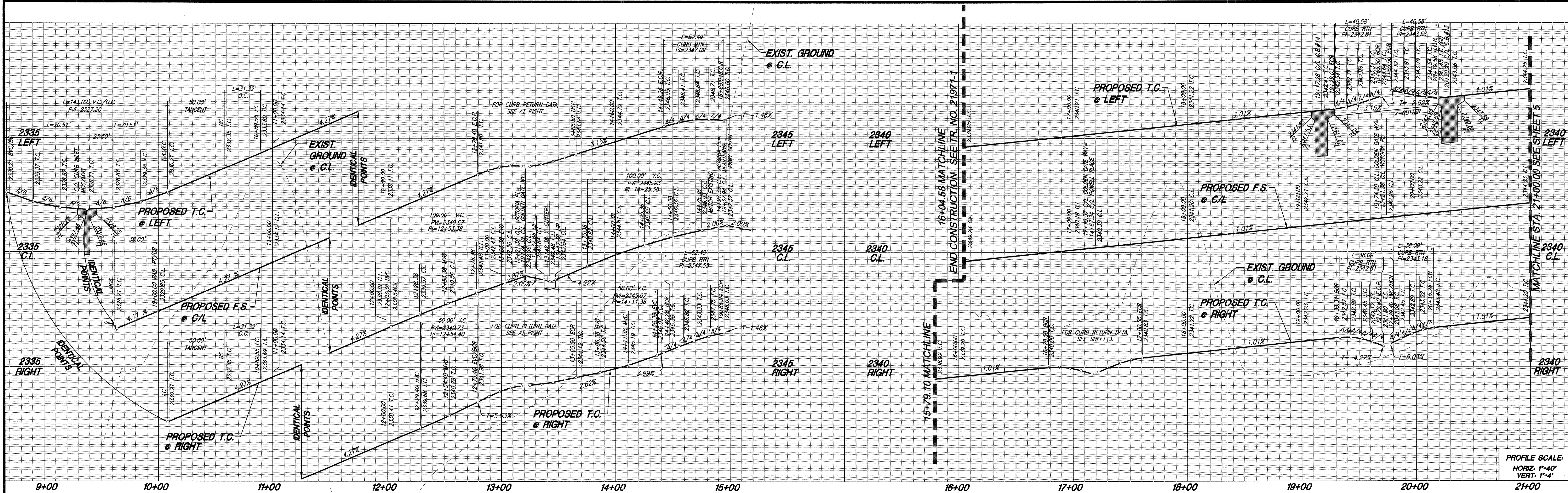
CONCORD PLACE (PRIVATE STREET)

CURVE DATA				CURVE DATA					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	212°37'22"	36.00'	133.59'	---	(V)	N61°52'45"E	---	50.00'	---
(B)	16°18'41"	110.00'	31.32'	15.76'	(W)	N29°15'23"E	---	50.00'	---
(C)	13°01'58"	418.00'	95.08'	47.75'	(X)	N41°32'44"E	---	50.00'	---
(D)	13°01'58"	400.00'	90.99'	45.69'	(Y)	N8°55'22"E	---	50.00'	---
(E)	13°01'58"	382.00'	86.89'	43.63'					
(F)	87°17'19"	25.00'	38.09'	23.84'					
(G)	212°37'22"	38.00'	141.02'	---					
(H)	87°17'18"	25.00'	38.09'	23.84'					
(I)	87°17'20"	25.00'	38.09'	23.84'					

- CONSTRUCTION NOTES**
- CONSTRUCT 3.0" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS
 - CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200.
 - CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401.
 - CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 7
 - CONSTRUCT GUTTER DEPRESSION, CASE G, PER RIVERSIDE COUNTY STANDARD NO. 311.
 - INSTALL STREET LIGHT PER DETAIL ON SHEET 7
 - CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)



<p>Know what's below. Call before you dig.</p>	<p>BASIS OF BEARINGS: DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".</p> <p>BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129</p>	<table border="1"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	BY	MARK	DESCRIPTION	APPR.	DATE																<p>PREPARED BY: Stantec 258644 Business Center Drive Riverside, CA 92574 909.333-6120 stantec.com</p> <p>NEO ARAUJO R.C.E. 57835</p> <p>09/21/2017 DATE</p>	<p>DESIGN BY: JIB DRAWN BY: TA CHECKED BY: VAD SCALE: AS NOTED DATE: 09/21/17 JOB NUMBER: 2042495810</p> <p></p>	<p>Reviewed By: Date: 11/6/17 Recommended for Approval By: Date: 11/6/17 Approved By: Date: 11/13/17 Director of Public Works</p> <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>	<p>CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT 27971-2 POWELL PLACE STA: 10+00.00 TO STA: 14+67.34 CONCORD PLACE STA: 10+00.00 TO STA: 12+51.71</p>	<p>SHEET 3 OF 7 SHEETS DRAWING NAME: FILE NO: 3141</p>
	BY	MARK	DESCRIPTION	APPR.	DATE																						
<p>FOR: RSI COMMUNITIES-HEARTLAND, LLC</p>																											



CURVE DATA				CURVE DATA					
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	212°37'22"	38.00	141.02	---	(H)	06°34'55"	884.00	101.55	50.83
(B)	16°18'41"	110.00	31.32	15.76	(I)	11°25'50"	884.00	176.36	88.47
(C)	87°17'19"	25.00	38.09	23.84	(J)	05°17'23"	848.00	78.29	39.17
(D)	92°59'42"	25.00	40.58	26.34	(K)	05°34'24"	884.00	85.99	43.03
(E)	85°55'53"	35.00	52.49	32.60	(L)	N58°03'31"E	---	50.00'	---
(F)	212°27'58"	848.00	317.71	160.74	(M)	N25°26'09"E	---	50.00'	---
(G)	34°25'53"	866.00	520.41	268.33					

- CONSTRUCTION NOTES:**
- CONSTRUCT 3.0" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS
 - CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
 - CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
 - INSTALL STREET LIGHT PER DETAIL ON SHEET 7
 - CONSTRUCT CURB RAMP (CASE A) PER DETAIL ON SHEET 7
 - CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
 - CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
 - CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311
 - INSTALL STREET LIGHT PER DETAIL ON SHEET 7
 - SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL ON SHEET 2.
 - CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)

811 Know what's below. Call before you dig. BEARING: N 27°39'52" E

BASIS OF BEARINGS:
 DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".

BENCHMARK:
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PREPARED BY: Stantec
 25844 Business Center Drive
 Redlands, CA 92374
 909.335-6120 stantec.com

DESIGN BY: JIB
DRAWN BY: TA
CHECKED BY: YAD
SCALE: AS NOTED
DATE: 09/21/17
JOB NUMBER: 2042495810

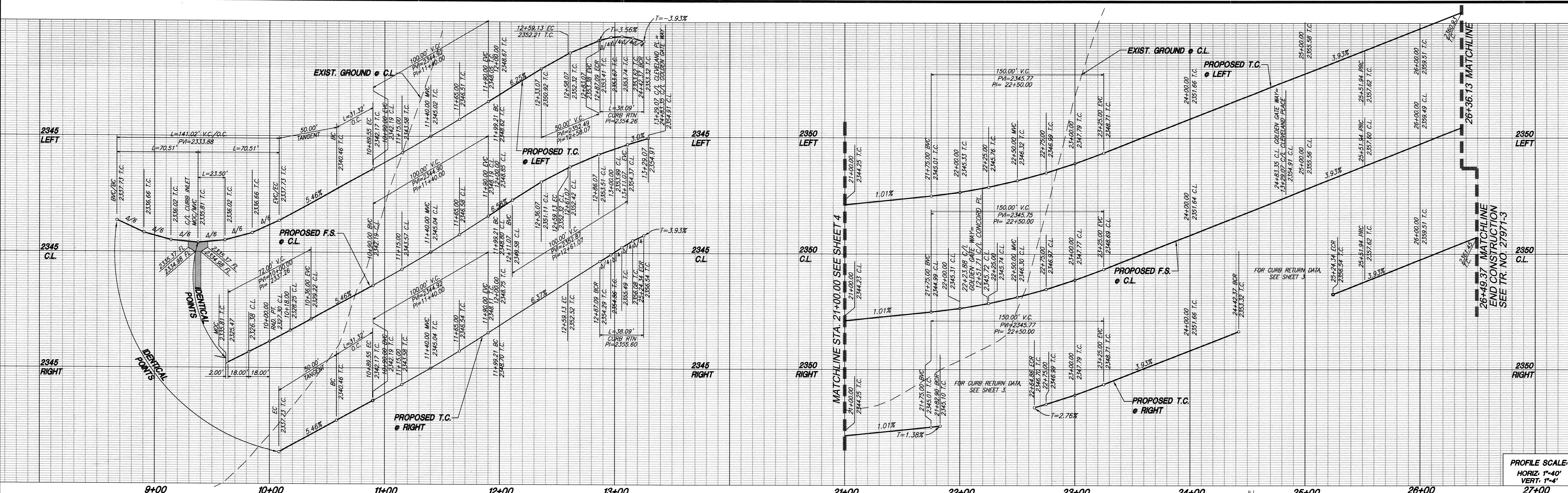
CITY OF BEAUMONT
 Reviewed By: Rick St. John Date: 11/6/17
 Recommended for Approval By: Rick St. John Date: 11/6/17
 Approved By: [Signature] Date: 11/13/17
 Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

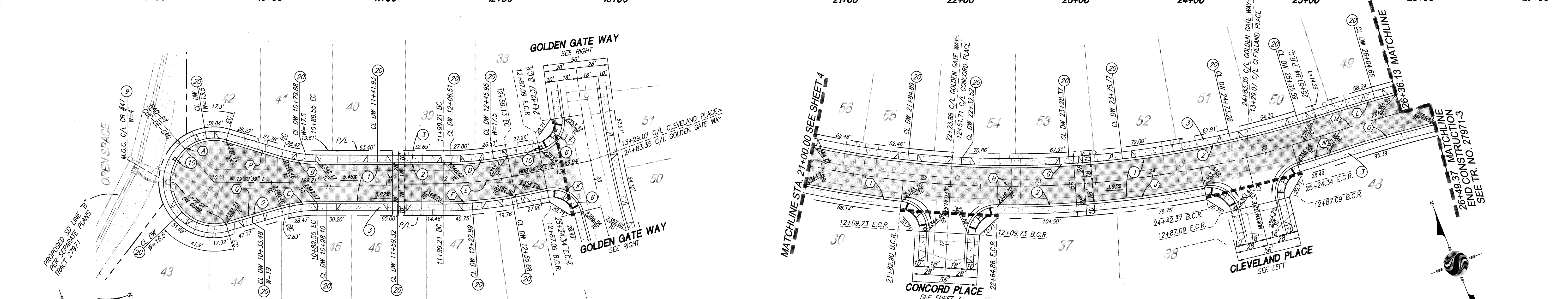
CITY OF BEAUMONT, CALIFORNIA
 PRIVATE STREET IMPROVEMENT PLANS
 TRACT 27971-2
VICTORIA PLACE
 STA: 10+00.00 TO STA: 14+97.38
GOLDEN GATE WAY
 STA: 15+79.10 TO STA: 21+00.00

FOR: RSI COMMUNITIES-HEARTLAND, LLC

SHEET
 4
 OF 7 SHEETS
 DRAWING NAME:
 FILE NO.: 3141



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

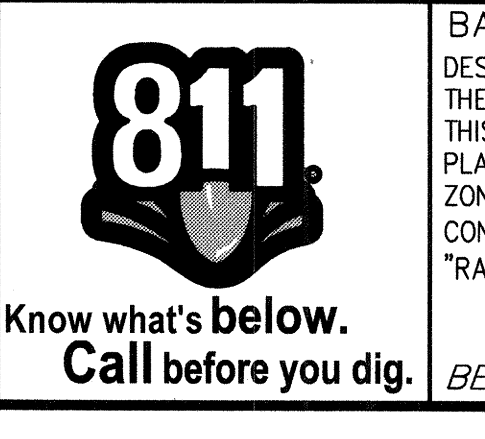
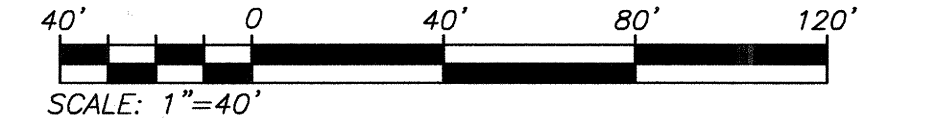


CLEVELAND PLACE (PRIVATE STREET)

CURVE DATA					CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	212°37'22"	38.00	141.02	---	(I)	05°31'13"	884.00	85.17	42.62
(B)	16°18'39"	110.00	31.31	15.76	(J)	11°44'40"	884.00	181.20	90.92
(C)	16°18'43"	110.00	31.32	15.77	(K)	87°17'19"	25.00	38.09	23.84
(D)	11°26'38"	282.00	56.33	28.26	(L)	03°03'57"	1352.00	72.35	36.18
(E)	11°26'38"	300.00	59.92	30.06	(M)	04°11'05"	1334.00	97.43	48.74
(F)	11°26'38"	318.00	63.52	31.86	(N)	01°49'34"	884.00	28.18	14.09
(G)	29°56'12"	848.00	443.07	226.72	(O)	04°11'05"	1316.00	96.12	48.08
(H)	29°56'12"	866.00	452.48	231.53	(P)	N35°49'19"E	---	50.00'	---
					(Q)	N3°11'57"E	---	50.00'	---

GOLDEN GATE WAY (PRIVATE STREET)

- CONSTRUCTION NOTES:**
- (1) CONSTRUCT 3.0" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS
 - (2) CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200.
 - (3) CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401.
 - (4) CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 7
 - (5) CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311.
 - (6) INSTALL STREET LIGHT PER DETAIL ON SHEET 7
 - (7) CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)



BASIS OF BEARINGS:
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BEARING: N 27°39'52" E

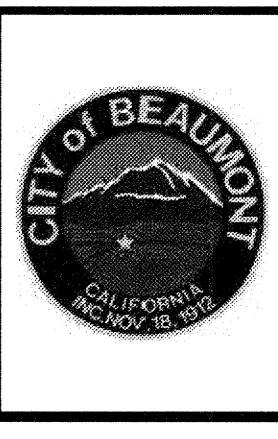
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ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
25864 Business Center Drive
Redlands, CA 92374
909-335-6100 stantec.com

DATE: 6 Nov 2017

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 11/02/17
JOB NUMBER: 2042493610



Reviewed By: *Richard St. John* Date: 11/6/17
Recommended for Approval By: *Richard St. John* Date: 11/6/17
Approved By: *John DeLano* Director of Public Works Date: 11/13/17

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-2
CLEVELAND PLACE
STA: 10+00.00 TO STA: 13+29.07
GOLDEN GATE WAY
STA: 21+00.00 TO STA: 26+49.37

SHEET
5
OF 7 SHEETS
DRAWING NAME:
FILE NO.: 3141

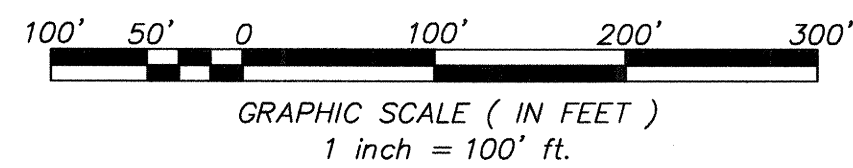
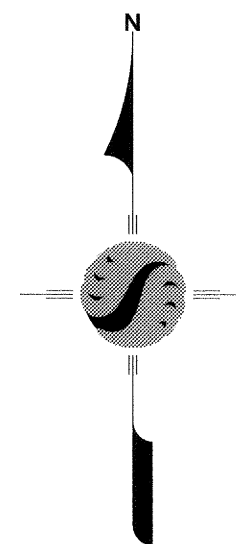
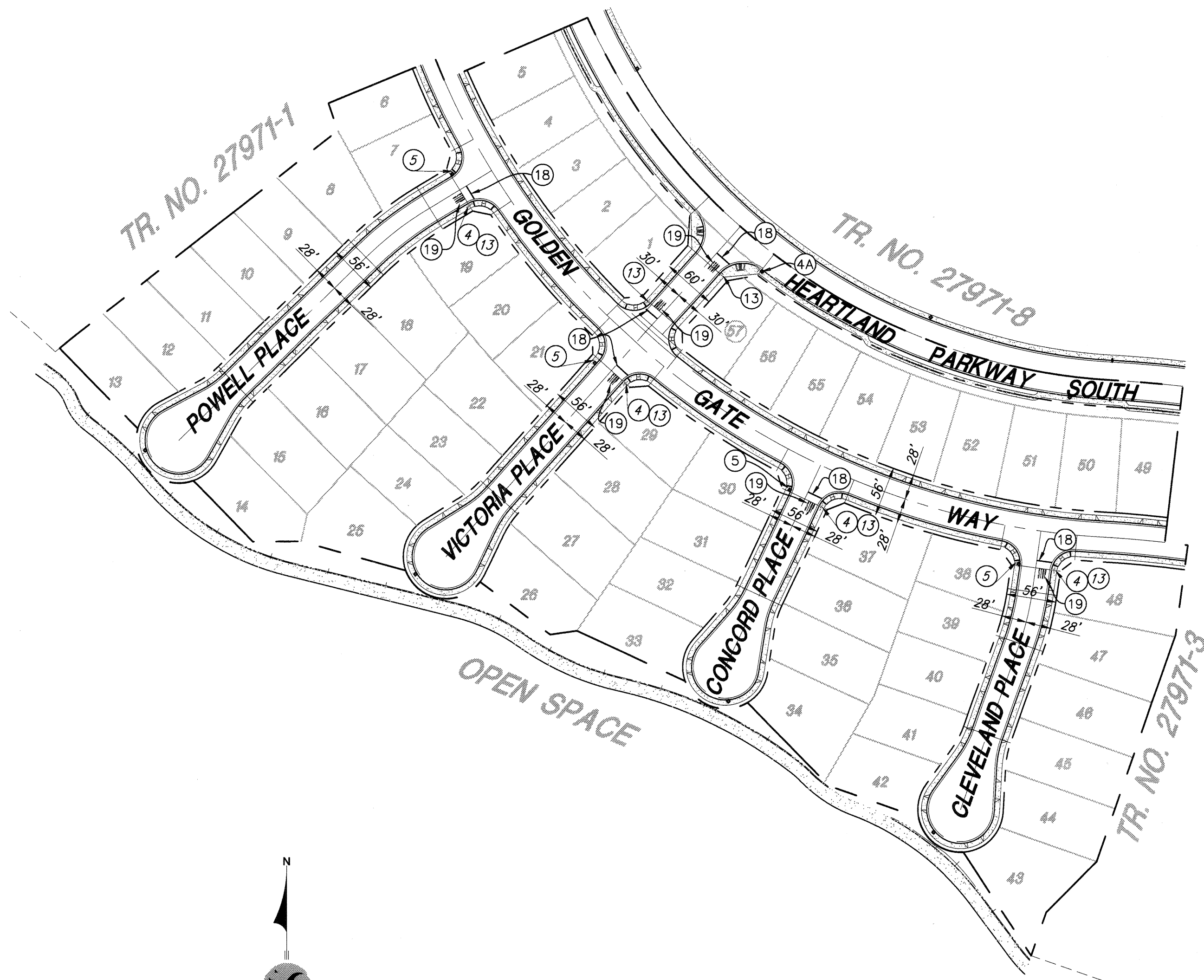
FOR: RSI COMMUNITIES-HEARTLAND, LLC

GENERAL SIGNAGE/STRIPING NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS / PLANS DATED 2015
- TRAFFIC STRIPES, RAISED PAVEMENT MARKERS AND SIGNS, (EXCEPT PAVEMENT LEGENDS), SHALL COMPLY WITH THE 2014 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- PAVEMENT LEGENDS SHALL EXACTLY MATCH THE CITY OF BEAUMONT STANDARD STENCILS.
- RAISED PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 84 OF THE 2015 CALTRANS STANDARD SPECIFICATIONS, ENTITLED "MARKERS". ADHESIVE FOR PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 95-1.02E OF 2015 CALTRANS STANDARD SPECIFICATIONS ENTITLED "RAPID SET EPOXY ADHESIVE FOR PAVEMENT MARKERS".
- THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE SECTION 84-2.02A, ENTITLED "THERMOPLASTIC", AS SPECIFIED IN THE CALTRANS STANDARD SPECIFICATIONS (2015 EDITION).
- ALL TRAFFIC STRIPING, PAVEMENT LEGENDS AND RAISED PAVEMENT MARKERS THAT CONFLICT OR CONFUSE TRAFFIC AS A RESULT OF THE NEWLY INSTALLED WORK SHOWN ON THIS PLAN SHALL BE REMOVED BY WET SANDBLASTING AS DIRECTED BY THE ENGINEER.
- DEBRIS FROM REMOVAL OPERATIONS SHALL BE CONTAINED WITHIN THE WORK AREA AND THE CONTRACTOR SHALL TAKE PRECAUTIONS NECESSARY TO PROTECT PERSONS AND PROPERTY ADJACENT TO THE SANDBLASTING OPERATIONS. THE DEBRIS RESULTING FROM THE SANDBLASTING SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR. DEBRIS WITHIN THE ROADWAY SHALL BE REMOVED BY MECHANICAL SWEEPING OR HIGH-POWER VACUUM.
- SCARRED PAVEMENT SURFACES RESULTING FROM REMOVAL OPERATIONS SHALL BE SEALED WITH ASPHALT PAINT CONFORMING TO SECTION 91 OF THE STANDARD SPECIFICATIONS. SCARRED AREAS RESULTING FROM WORD OR GRAPHIC LEGEND REMOVAL SHALL BE FULLY COVERED WITH AN ASPHALTIC PAINTED SQUARE OR RECTANGULAR SHAPE THAT COMPLETELY OBLITERATES THE OLD LEGEND FORM.
- ALL SIGNS SHALL CONFORM TO SECTION 82, ENTITLED "SIGNS AND MARKERS", AS SPECIFIED IN THE CALTRANS STANDARD SPECIFICATIONS (2015 EDITION). SIGNS SHALL BE REFLECTORIZED SHEET ALUMINUM USING HIGH INTENSITY GRADE SHEETING WITH 3M #1150 PROTECTIVE OVERLAY FILM OR APPROVED EQUAL. ALL SIGNS SHALL BE MOUNTED WITH THEFT/VANDAL-PROOF FASTENERS.
- ALL SIGN SIZES SHALL BE FOR CONVENTIONAL ROADWAYS IN ACCORDANCE WITH THE 2014 CALIFORNIA MUTCD, EXCEPT PARKING RELATED SIGNS SHALL BE 12'X18".
- PER GOVERNMENT CODE SECTION 4216, IF THE WORK IN AN AREA WHICH IS KNOWN, OR REASONABLY SHOULD KNOW, TO CONTAIN SUBSURFACE INSTALLATIONS, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COMMENCING ANY WORK THAT PENETRATES THE EXISTING SURFACE.
- STRIPING LAYOUT (CAT-TRACKING) SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO APPLICATION OF THE THERMOPLASTIC MATERIAL. CONTACT THE CITY PUBLIC WORKS INSPECTOR AT (951) 769-8520 (BEAUMONT) 2 WORKING DAYS PRIOR TO LAYOUT.
- STEEL SIGN POSTS INSTALLED IN CONCRETE AREAS SHALL BE INSTALLED IN PVC SLEEVES TO FACILITATE REPLACEMENT. ALL POSTS SHALL BE 2" TELESPAR POSTS UNLESS NOTED OTHERWISE.

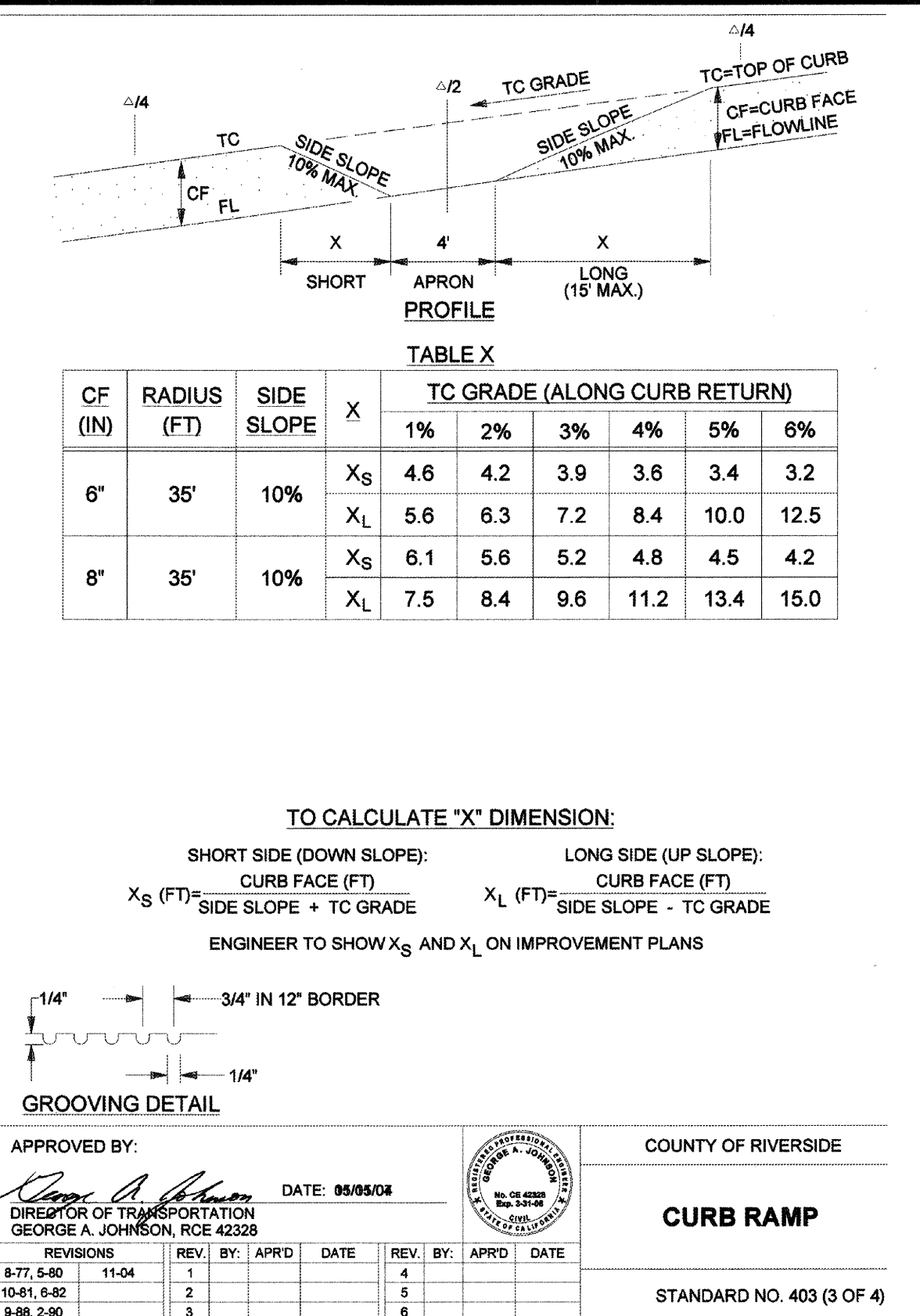
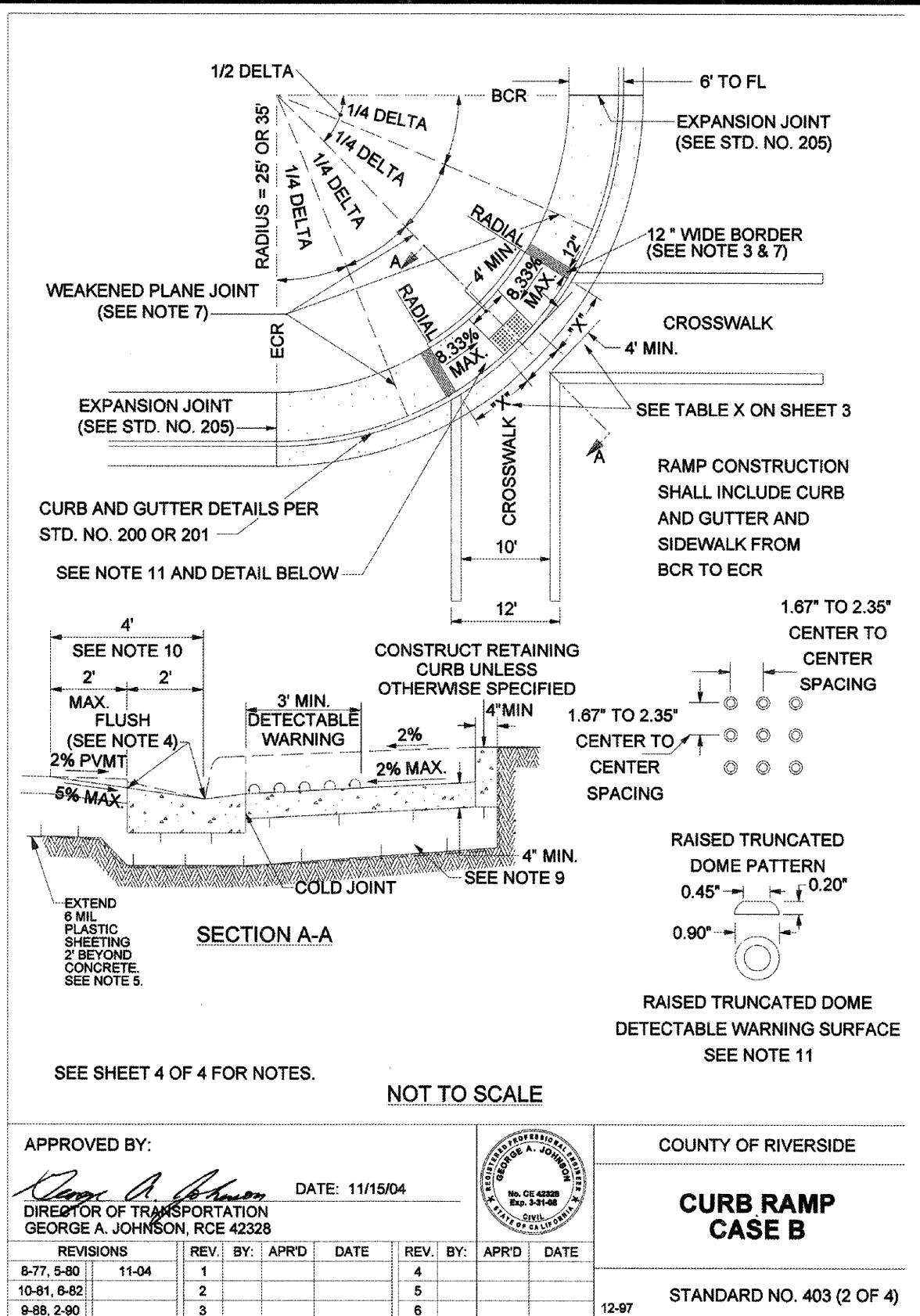
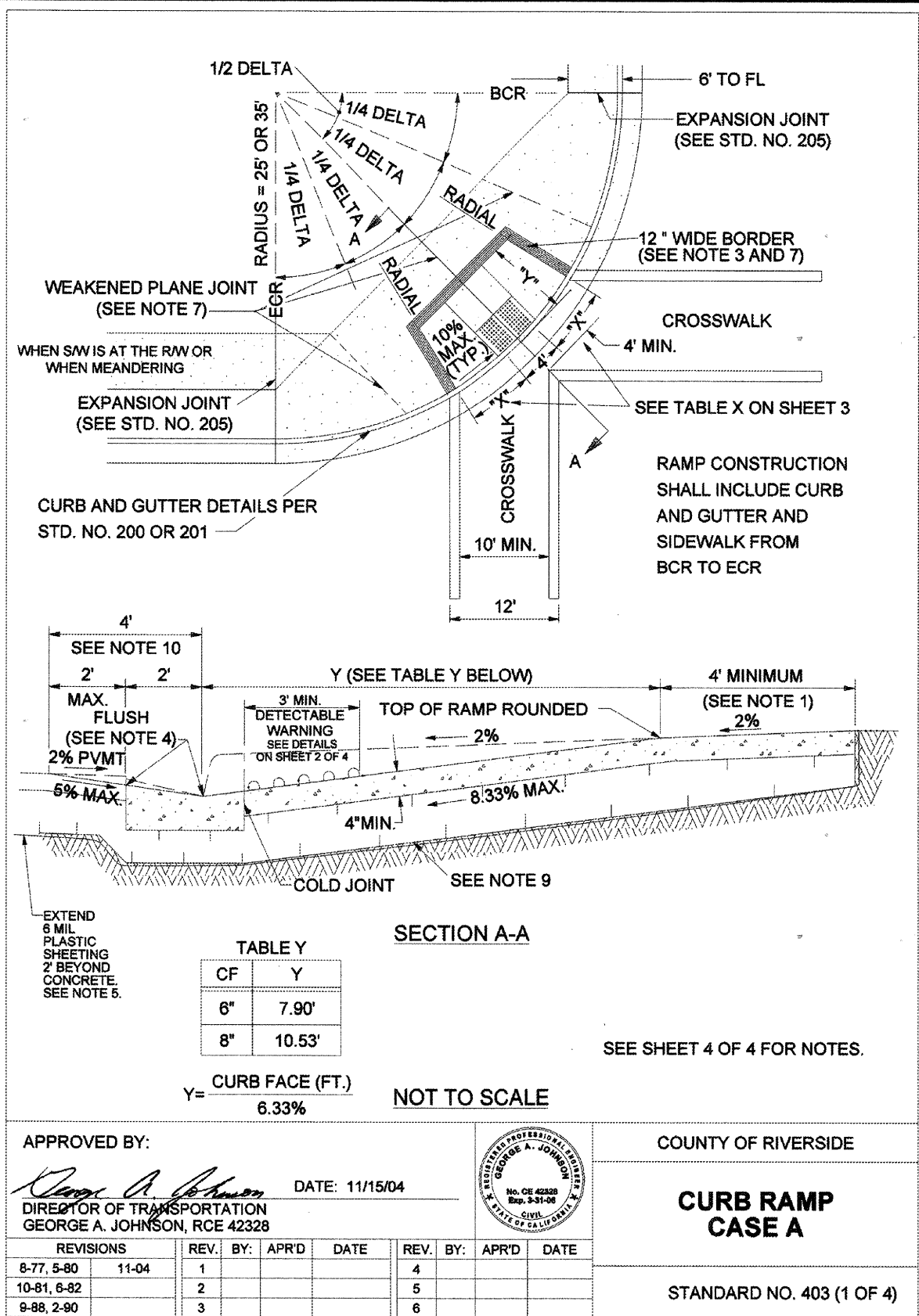
CONSTRUCTION NOTES

- ④ - INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STANDARD 816.
- ④A - INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STANDARD 815.
- ⑤ - INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD, ON STREET LIGHT POST.
- ⑬ - INSTALL R1-1 "STOP" SIGN PER 2014 CA MUTCD, ON SIGN POST.
- ⑱ - THERMOPLASTIC 12" WHITE LIMIT LINE PER 2014 CA MUTCD, FIG. 3B-103(CA).
- ⑲ - THERMOPLASTIC "STOP" PAVEMENT MARKING PER 2014 CA MUTCD, FIG. 3B-23(CA).



	BASIS OF BEARINGS: DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT". BEARING: N 27°39'52" E	BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129	PREPARED BY: 25844 Business Center Drive Redlands, CA 92374 909.335-6120 stantec.com	DESIGN BY: JIB DRAWN BY: TA CHECKED BY: VAD SCALE: AS NOTED DATE: 09/21/17 JOB NUMBER: 2042495610	SEAL 	CITY OF BEAUMONT Director of Public Works Approved By: <i>Jane Odler</i> Date: 11/13/17 Recommended for Approval By: <i>Rich St. John</i> Date: 11/6/17 Reviewed By: <i>Rich St. John</i> Date: 11/6/17	CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT 27971-2 SIGNAGE AND STRIPING FOR: RSI COMMUNITIES-HEARTLAND, LLC	SHEET 6 OF 7 SHEETS DRAWING NAME: FILE NO.: 3141					
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>ENGINEER</td> <td></td> <td>REVISIONS</td> <td></td> <td>CITY</td> </tr> </tbody> </table>	BY	MARK	DESCRIPTION	APPR.	DATE	ENGINEER		REVISIONS		CITY	NED ARAUJO R.C.E. 57835 09/21/2017 DATE	CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION SSC: 609 32 Beaumont, CA 92223 TEL: (951) 769-8520 FAX: (951) 769-8528
BY	MARK	DESCRIPTION	APPR.	DATE									
ENGINEER		REVISIONS		CITY									

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 Plot Date: 11/13/17 11:02:11 AM
 Plot User: jib



CONSTRUCTION NOTES:

- IF DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMMODATE RAMP AND 4' LANDING, THEN USE THE CASE "B" RAMP.
- IF SIDEWALK IS LESS THAN 6' WIDE, THE FULL WIDTH OF THE SIDEWALK SHALL BE DEPRESSED AS SHOWN IN CASE B. MINIMUM SIDEWALK WIDTH IS 4' FROM BACK OF CURB.
- THE RAMP SHALL HAVE A 12" WIDE BORDER WITH GROOVES 1/4" WIDE AND 1/4" DEEP APPROXIMATELY 3/4" ON CENTER. SEE GROOVING DETAIL.
- TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
- WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, SPECIAL CONSIDERATIONS ARE REQUIRED. SEE SPECIFICATIONS SECTION 16.04.
- RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP (EXCEPT IN CASE B).
- CONSTRUCT WEAKENED PLANE JOINTS AT 1/4 DELTAS WHEN RADIUS EQUALS 35' AND AT INSIDE EDGE OF GROOVED BORDER WHEN RADIUS EQUALS 20'.
- IF EXPANSIVE SOILS ENCOUNTERED, THEN RAMP SHALL BE CONSTRUCTED OVER CLASS 2 AGGREGATE MATERIAL.
- CONCRETE SHALL BE CLASS B.
- MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP AND CONTINUOUS PASSAGE TO THE CURB RAMP SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
- DETECTABLE WARNING SURFACES ARE REQUIRED ON ALL CURB RAMPS THAT ENTER INTO A VEHICULAR TRAVEL WAY.

APPROVED BY: *George A. Johnson* DATE: 11/15/04
DIRECTOR OF TRANSPORTATION
GEORGE A. JOHNSON, RCE 42328

COUNTY OF RIVERSIDE
CURB RAMP CONSTRUCTION NOTES
STANDARD NO. 403 (4 OF 4)

CURB RAMP DETAILS

Top of Pole Series Solar Powered LED Lighting System



Project Name: _____ Project #: _____ Location: _____ Qty: _____

OVERVIEW
The TP Series features an adjustable mounting bracket and includes a variety of option choices to create a customized outdoor solar light solution for your application. The system is sized according to your location and lighting requirements and is configured to your requirements to run throughout the night or to save energy with dimming when full light is not required. The battery enclosure and PV module mounts to your pole - square, round, fiberglass, steel, aluminum or concrete with supplied tenon. Additional options include motion detection and wireless diagnostics.

PART NUMBER:

Z	1	XF	3	E	30	D	2	H	2	D	08	CP
COLOR	LUM. QTY	LUMINAIRE	OPTICS	DRIVER	LOAD	BATT. BOX	AMPS	BATT. MNT	PV QTY	PV WATT	ARM	POLE

Z: Bronze
K: Black
C: Custom
N: No Finish

1: Single
2: Dual

XF: Cobalthead Dome 2 Type 2
Cobalthead Dark-Sky 3 Type 3
Shoobox Small 5 Type 5
Shoobox Large 5 Type 5

E: Eternit 4
B: 200 Watts
S: 40-40 Watts
M: 60-60 Watts
A: Custom (increments of 5W to max. 100W)

30: Double
Q: Quad

D: 1,100 Ah
2: 2,200 Ah
3: 3,300 Ah
4: 4,400 Ah

H: High
L: Low

2: Single
3: Triple

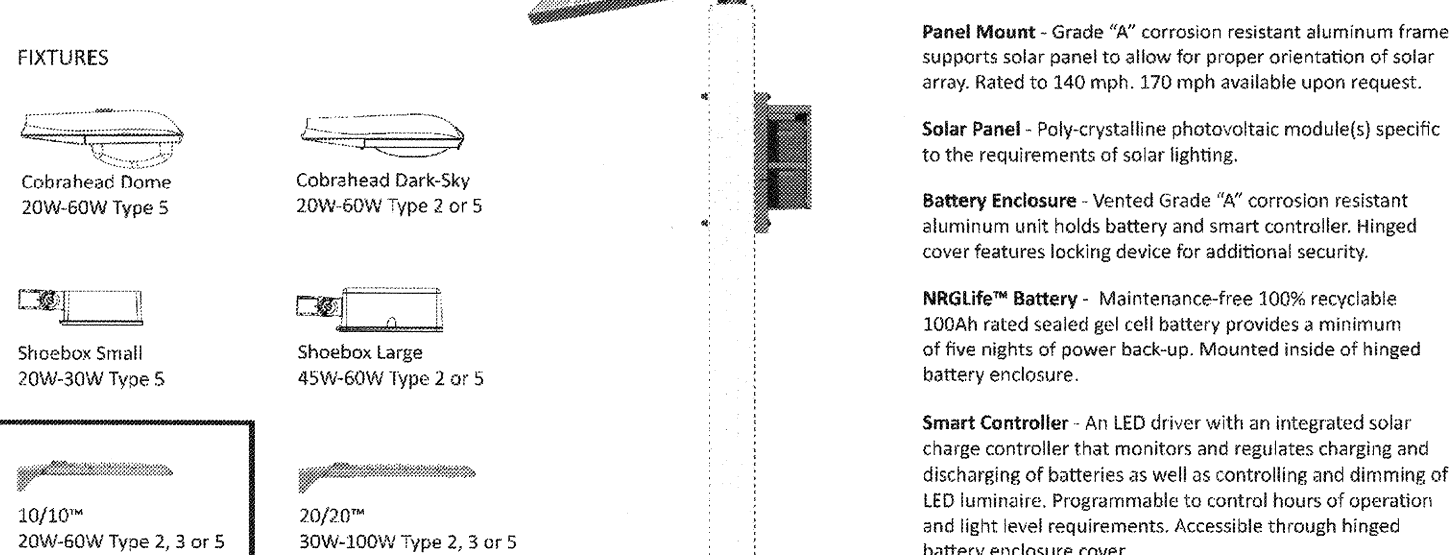
D: 0.125W
K: 135W

08: 08 UA
06: 06 UA
04: 04 UA
02: 02 UA

CP: Pole

OPTIONS

- MS Motion Sensor
- BS Bird Spikes
- SS Seasonal Switch
- WW Wireless Diagnostics



Luminaire - Choice of luminaire with high lumen LEDs rated at 70,000 hours (L70). Various models qualify as IES full cutoff and Dark-Sky certified. Efficient, bright, white light source of 5,000K provides uniform light distribution.

Panel Mount - Grade "A" corrosion resistant aluminum frame supports solar panel to allow for proper orientation of solar array. Rated to 140 mph. 170 mph available upon request.

Solar Panel - Poly-crystalline photovoltaic module(s) specific to the requirements of solar lighting.

Battery Enclosure - Vented Grade "A" corrosion resistant aluminum unit holds battery and smart controller. Hinged cover features locking device for additional security.

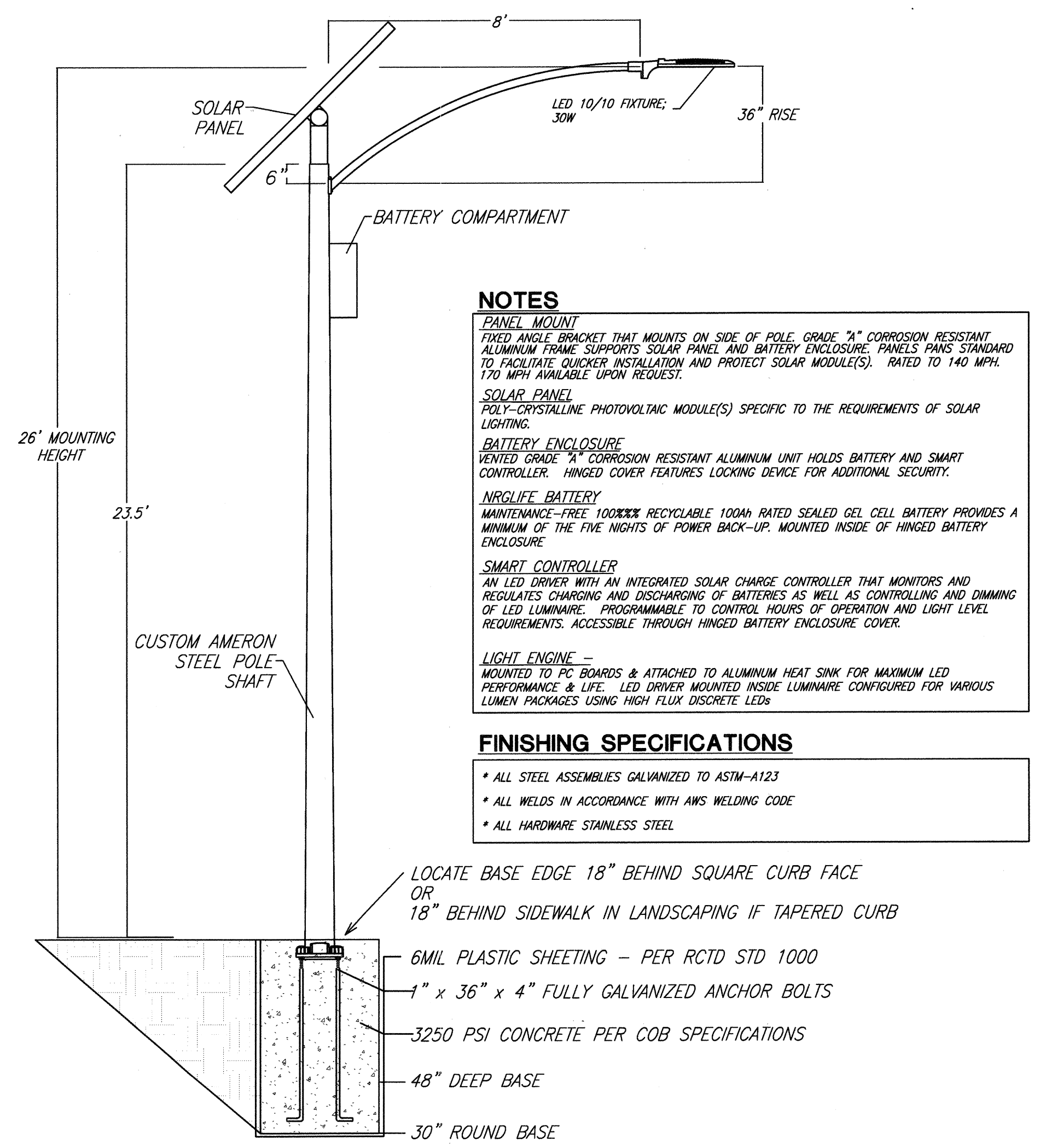
NRGLife™ Battery - Maintenance-free 100% recyclable 100Ah rated sealed gel cell battery provides a minimum of five nights of power back-up. Mounted inside of hinged battery enclosure.

Smart Controller - An LED driver with an integrated solar charge controller that monitors and regulates charging and discharging of batteries as well as controlling and dimming of LED luminaire. Programmable to control hours of operation and light level requirements. Accessible through hinged battery enclosure cover.

Arm - Choice of arm. Made of Grade "A" corrosion resistant aluminum.

Pole (OPTIONAL) - System mounts on standard pole with tenon - square or round in fiberglass, steel, aluminum, or concrete.

Five Year System Warranty - Includes five year limited warranty on batteries and 20 years on solar panels.



STREET LIGHT DETAIL

<p>Know what's below. Call before you dig.</p>	<p>BASIS OF BEARINGS: DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".</p> <p>BEARING: N 27°39'52" E</p>	<p>BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED "U-448-1955 ELEV: 2446.129"</p>	<p>PREPARED BY: <i>Stantec</i> 25844 Business Center Drive Redlands, CA 92374 909.335-6120 stantec.com</p>	<p>DESIGN BY: <i>Stantec</i> DRAWN BY: TA CHECKED BY: VAD SCALE: AS NOTED DATE: 09/21/2017 JOB NUMBER: 2042495810</p>	<p>Reviewed By: <i>Rich St. John</i> Date: 11/6/17 Recommended for Approval By: <i>Rich St. John</i> Date: 11/6/17 Approved By: <i>John Olvera</i> Director of Public Works Date: 11/13/17</p>	<p>CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT 27971-2</p> <p>DETAILS</p> <p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>	<p>SHEET 7 OF 7 SHEETS DRAWING NAME: FILE NO.: 3141</p>
	<p>BY: _____ MARK: _____ DESCRIPTION: _____ APPR. DATE: _____</p> <p>ENGINEER: _____ REVISIONS: _____ CITY: _____ DATE: 09/21/2017</p>	<p>SEAL: <i>Stantec</i> REGISTERED PROFESSIONAL ENGINEER No. 57835 CIVIL STATE OF CALIFORNIA</p>	<p>FOR: RSI COMMUNITIES-HEARTLAND, LLC</p>				